



Youens Drive, Thame - OX9 3ZG

Guide Price £500,000

 **TIM RUSS**
& Company



Youens Drive

Thame, Oxfordshire

- Beautifully presented three-bedroom link-detached family home in an exclusive edge-of-town development
- Built by Crest Homes in 2000 and lovingly maintained by the current owner
- Well-appointed kitchen with excellent storage and access to the integral garage
- Separate dining room with double doors opening into the sitting room
- Spacious sitting room with feature fireplace and a bright conservatory overlooking the garden
- Three generous double bedrooms, including the principal bedroom complete with fitted wardrobes and en-suite
- Landscaped, low-maintenance rear garden, ideal for relaxing and entertaining
- Driveway parking for multiple vehicles, garage with conversion potential and easy access to the Phoenix Trail and John Hampden Primary School



Additional Information

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



Youens Drive

Thame, Oxfordshire

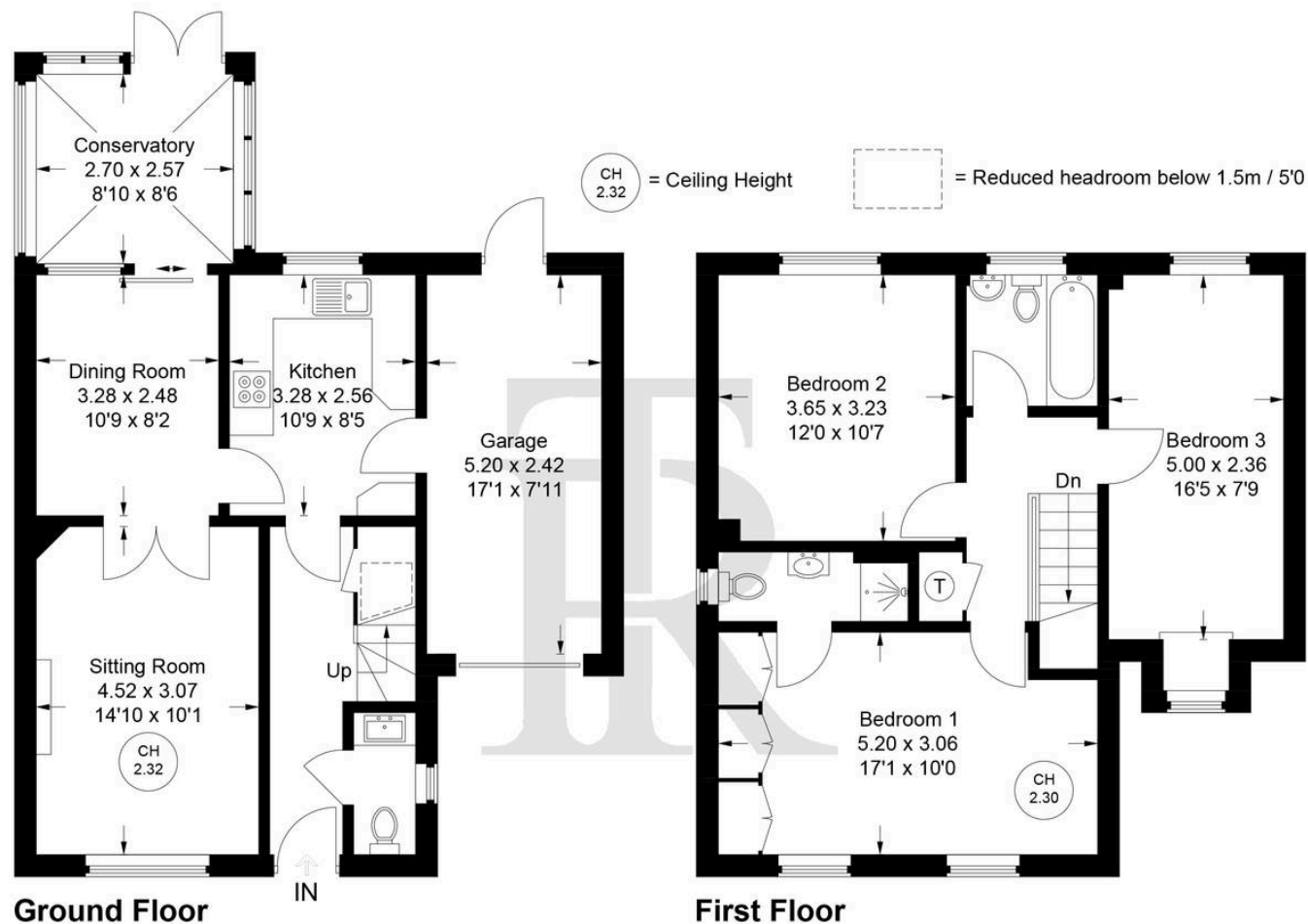
Situated in an exclusive development towards the edge of town, this beautifully presented three-bedroom link-detached family home was built by Crest Homes in 2000 and has been well cared for by the current owner. The property enjoys a convenient location close to the popular Phoenix Trail and John Hampden Primary School.

Upon entering, the hallway leads to a well-appointed kitchen with a range of wall and base units providing excellent storage. The dining room connects to the front-facing sitting room via double doors and also opens into a lovely conservatory, creating a bright and welcoming living space with views over the well-maintained rear garden. The sitting room features a wall-mounted fireplace, while an integral garage, offering excellent potential for conversion, and a ground-floor cloakroom complete the accommodation.

To the first floor are three generously proportioned double bedrooms. The spacious principal bedroom benefits from an extensive range of fitted wardrobes and an en-suite shower room, with a family bathroom serving the remaining bedrooms.

Outside, the property offers driveway parking for multiple vehicles, alongside the integral garage. To the rear is a beautifully maintained, low-maintenance landscaped garden, complete with a shed and summer house.





10 Youens Drive, OX9 3ZG

Approximate Gross Internal Area
 Ground Floor = 62.5 sq m / 673 sq ft (Including Garage)
 First Floor = 54.7 sq m / 589 sq ft
 Total = 117.2 sq m / 1262 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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