



19 Lambert Walk, Thame - OX9 3DT

Guide Price £365,000

 **TIM RUSS**
& Company



19 Lambert Walk

Thame OXFORDSHIRE

- LOCATED IN A QUIET CUL-DE-SAC WITHIN WALKING DISTANCE OF THE TOWN CENTRE
- THE SITTING ROOM IS OF AN EXCEPTIONAL SIZE WITH LIGHT FLOODING IN FROM LARGE WINDOW OVERLOOKING THE FRONT GARDEN
- CURRENTLY THE CONFIGURATION OFFERS A SEPERATE DINING ROOM WITH ACCESS TO THE KITCHEN
- THE FIRST FLOOR DOES NOT DISAPPOINT WITH TWO DOUBLE BEDROOMS BOTH WITH FITTED WARDROBES AND A THIRD SINGLE
- A FAMILY BATHROOM CONCLUDES THE ACCOMMODATION
- THE SINGLE GARAGE HAS BEEN SPLIT INTO A WORKSHOP/STORE
- THE GARDEN TO THE REAR IS MAINLY HARD LANDSCAPED WITH AREAS TO ENTERTAIN
- NO ONWARD CHAIN



19 Lambert Walk

Thame

A Spacious and Versatile Home in a Quiet Cul-de-Sac, Within Walking Distance of the Town Centre
Situated in a peaceful cul-de-sac within easy walking distance of the town centre, this appealing home offers well-proportioned accommodation, ideal for modern family living.

The property welcomes you into a spacious sitting room, featuring a large window overlooking the front garden and allowing plenty of natural light to flood the room. The separate dining room provides an ideal space for entertaining, with a seamless connection to the fitted kitchen.

To the first floor are two generous double bedrooms, both benefiting from fitted wardrobes, together with a well-proportioned single bedroom offering flexibility as a nursery, home office or guest room. A family bathroom completes the first-floor accommodation. Externally, the property further benefits from a single garage, which has been divided to provide a useful workshop and additional storage space.

Offered to the market with no onward chain, this property presents an excellent opportunity for buyers seeking a comfortable home in a convenient yet peaceful location, close to the amenities of the town centre.

Council Tax band: C Tenure: Freehold





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Approximate Gross Internal Area
 Ground Floor = 46.9 sq m / 505 sq ft
 First Floor = 37.6 sq m / 405 sq ft
 Store = 11.8 sq m / 127 sq ft
 Total = 96.3 sq m / 1037 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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