



Cotmore Gardens, Thame - OX9 3LZ

Guide Price £450,000

 **TIM RUSS**
& Company



Cotmore Gardens

Thame

- SEMI DETACHED CHALET STYLE HOME
- FLEXIBLE ACCOMMODATION LAYOUT
- 2/3 BEDROOMS
- SOUGHT AFTER LOCATION
- ATTRACTIVE GARDENS TO FRONT & REAR
- OFF STREET PARKING TO FRONT & GARAGE ON A SHARED DRIVEWAY
- EASY ACCESS TO CENTRAL THAME
- WITHIN EXCELLENT SCHOOL CATCHMENT AREAS



Cotmore Gardens

Thame

Step inside this inviting semi-detached chalet style home, where flexible accommodation offers the versatility to suit your lifestyle.

The ground floor welcomes you with a spacious and well planned living area, ideal for relaxing or entertaining, and a fitted kitchen that looks out onto the garden.

With two comfortable double bedrooms upstairs and the option for a third bedroom or study on the ground floor, this property adapts effortlessly to your needs, whether you're seeking extra space for guests, a home office, or a cosy reading nook. Thoughtfully presented throughout, the house is nestled in a sought after location, offering a sense of community and convenience.

To the front, an attractive garden creates a welcoming first impression, complemented by off street parking and a garage on a shared driveway (providing both practicality and peace of mind). Step through to the rear and discover a beautifully maintained garden. Mature planting and well-tended lawns create a wonderful retreat that feels worlds away from the bustle of daily life.

Council Tax band: D

Tenure: Freehold





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Approximate Gross Internal Area

Ground Floor = 55.8 sq m / 601 sq ft

First Floor = 36.5 sq m / 393 sq ft

Home Office / Garage = 12.7 sq m / 137 sq ft

Total = 105.0 sq m / 1131 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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