



Vane Road, Thame - OX9 3WF

Guide Price £475,000

**TIM RUSS**  
& Company





## Vane Road

Thame, Oxfordshire

- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- POPULAR, NO THROUGH ROAD LOCATION
- A SHORT STROLL FROM THE RUGBY CLUB & OFFERS GOOD ACCESS FOR THE TOWN CENTRE
- WELL PROPORTIONED BEDROOMS WITH THE PRINCIPAL BEDROOM OFFERING A USEFUL CLOAKROOM
- LOFT CONVERTED TO CREATE A SPACIOUS PRINCIPAL BEDROOM
- SUN KISSED GARDEN COMPLETE WITH PATIO TERRACE
- PARTIALLY CONVERTED GARAGE
- OFF STREET PARKING FOR TWO VEHICLES
- IN CATCHMENT FOR BARLEY HILL PRIMARY





# Vane Road

Thame, Oxfordshire

Nestled on a popular, no-through road just a short stroll from the rugby club, this four-bedroom semi-detached family home offers a promising canvas for new beginnings. The well-proportioned bedrooms provide ample space for growing families, with the loft converted into a spacious principal bedroom offering a tranquil retreat.

The sun-kissed garden, complete with a patio terrace, beckons for al fresco dining and relaxing evenings under the sky. A partially converted garage complete with underfloor heating and off-street parking for two vehicles enhance convenience and practicality.

While this inviting home is in need of some tender loving care, it presents an exciting opportunity for those with a vision for enhancement and personalisation. With its prime location and versatile layout, this property holds the promise of creating cherished memories and future dreams.

Council Tax band: D

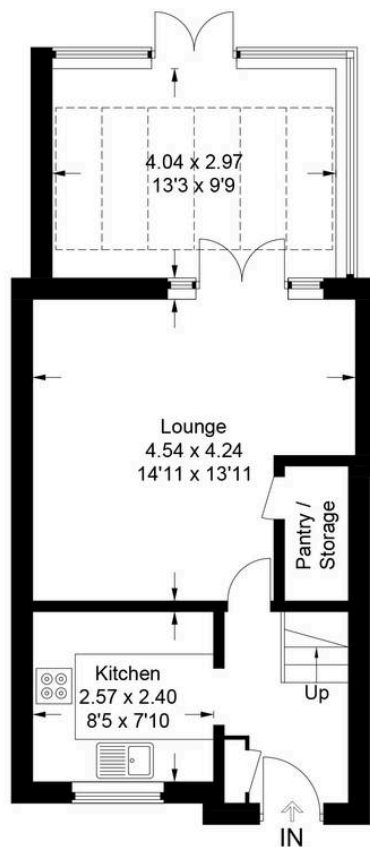
Tenure: Freehold

EPC Energy Efficiency Rating: C

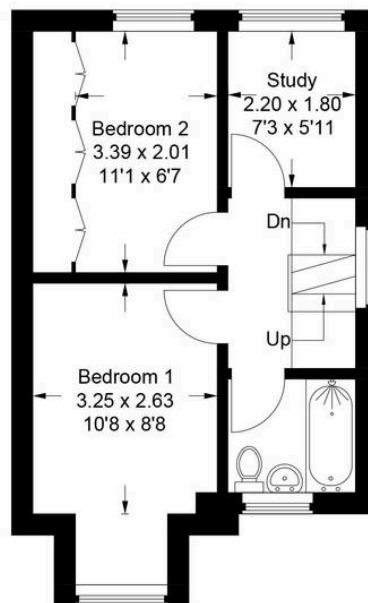
EPC Environmental Impact Rating: D



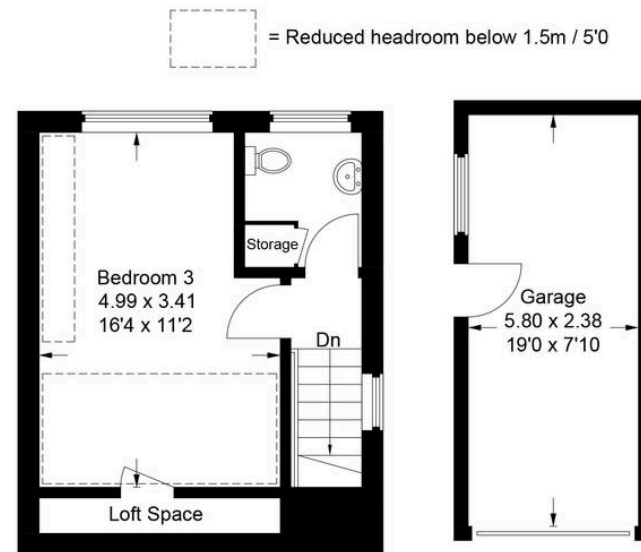




**Ground Floor**



**First Floor**



**Second Floor**

(Not Shown In Actual Location / Orientation)

## 24 Vane Road, Thame, OX9 3WF

Approximate Gross Internal Area

Ground Floor = 44.3 sq m / 477 sq ft

First Floor = 31.6 sq m / 340 sq ft

Second Floor = 22.7 sq m / 244 sq ft

(Excluding Loft Space)

Garage = 13.9 sq m / 150 sq ft

Total = 112.5 sq m / 1,211 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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