



Augustine Way, Thame - OX9 3EA

Guide Price £410,000

TR TIM RUSS
& Company



Augustine Way

Thame, Oxfordshire

- TWO DOUBLE BEDROOM, TWO BATHROOM SEMI-DETACHED HOME
- CONSTRUCTED IN 2018
- REMAINDER OF 10 YEAR NEW HOME WARRANTY
- OFF STREET PARKING FOR TWO VEHICLES & GARAGE
- QUIET NO THROUGH ROAD ON THE EDGE OF THAME
- WELL LANDSCAPED SOUTH FACING GARDEN
- FITTED KITCHEN
- SITTING/DINING ROOM WITH ADDED CONSERVATORY
- DOWNSTAIRS CLOAKROOM



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Nestled in a peaceful corner on the edge of town, this contemporary two-bedroom, two-bathroom semi-detached home offers a perfect blend of modern comfort and serene surroundings. Built in 2018, this property comes with the peace of mind of the remainder of a 10-year new home warranty. Welcoming you with off-street parking for two vehicles, a garage, and a well-landscaped south-facing garden, this residence exudes charm and convenience right from the outset. Step inside to discover a fitted kitchen, a spacious sitting/dining room that seamlessly flows into an added conservatory, and a convenient downstairs cloakroom, ideal for modern living.

Outside, the allure of this property extends with a beautifully landscaped garden, basking in the warmth of the southern sun. Perfect for soaking up the natural surroundings or entertaining guests al fresco, this outdoor space awaits your presence. Whether enjoying a morning coffee in the sunshine or unwinding after a long day, the outside area of this property offers a sanctuary of relaxation and rejuvenation.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





12 Augustine Way

Approximate Gross Internal Area

Ground Floor = 48.2 sq m / 519 sq ft

First Floor = 34.8 sq m / 374 sq ft

Garage = 20.3 sq m / 218 sq ft

Total = 103.3 sq m / 1,111 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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