



2 Beatrice Gardens, Oxfordshire - OX9 3SR

Guide Price £494,950

 **TIM RUSS**  
& Company

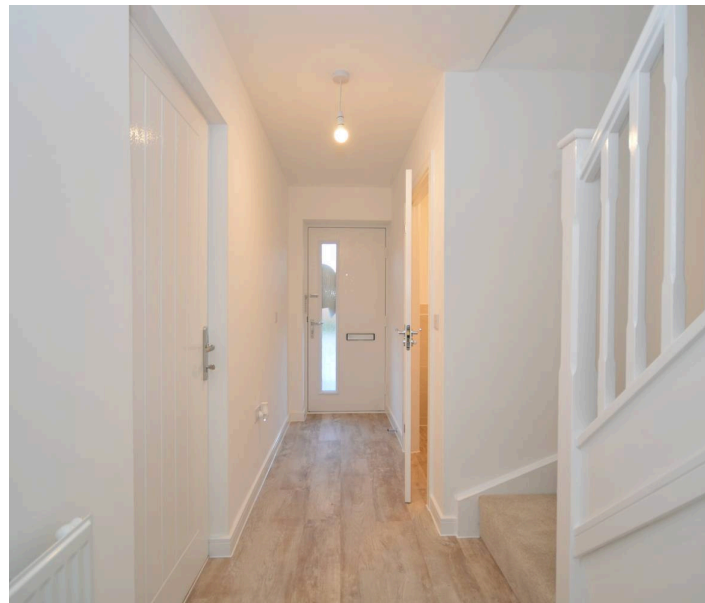




## Beatrice Gardens

Thame, OXFORDSHIRE

- DELIGHTFUL 3 DOUBLE BEDROOM HOME
- 2 x EN-SUITES
- FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- SPACIOUS SITTING ROOM 17'4 x 14'2
- INTEGRAL GARAGE & DRIVEWAY
- TURFED GARDEN TO REAR
- FIBRE TO PROPERTY/CAT 6 TO ROOM
- CHAIN FREE SALE



# Beatrice Gardens

Thame, OXFORDSHIRE

Step inside this delightful three double bedroom home, where thoughtful design meets every-day comfort. The welcoming entrance hall leads to a spacious sitting room (17'4 x 14'2), perfect for relaxing with family or entertaining friends. The modern kitchen offers both style and practicality, while a downstairs cloakroom adds convenience for guests. Upstairs, two bedrooms benefit from en-suite facilities, and a well-appointed family bathroom serves the third bedroom. High-speed fibre to the property and Cat 6 cabling to each room ensure seamless connectivity, ideal for home working or streaming. The integral garage provides secure parking or extra storage, and the property is offered chain free for a smooth, hassle-free move.

To the front, a private driveway leads to the garage, offering ample off-road parking. At the rear, a fully turfed garden invites you to enjoy outdoor dining, play, or simply unwind in the fresh air. The garden is an inviting extension of the living space, ideal for morning coffee or evening barbeques. With its peaceful setting and low-maintenance design, the outside space is ready for you to make your own. This property combines comfort, convenience, and connectivity, making it a wonderful place to call home.

Council Tax band: TBD EPC: B

Est.Charge: £350 P/A Tenure: Freehold







## Tim Russ and Company

Tim Russ & Co, 112 High Street - OX9 3DZ

01844 217722 • [thame@timruss.co.uk](mailto:thame@timruss.co.uk) • [timruss.co.uk/](http://timruss.co.uk/)

By law we must verify every seller and buyer for anti-money laundering purposes.  
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.  
For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.