



37 Langdale Road, Thame - OX9 3WL

Offers Over £550,000

 **TIM RUSS**  
& Company



## Langdale Road

Thame, Oxfordshire

- EXCEPTIONAL FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME
- POSITIONED AT THE END OF A QUIET CUL-DE-SAC
- BRIGHT & SPACIOUS LIVING ACCOMMODATION THAT FLOWS EFFORTLESSLY
- A GREAT HOUSE TO HOST FESTIVITES/CELEBRATIONS WITH FAMILY & FRIENDS
- BEAUTIFUL LIVING SPACE COMPLETE WITH BI-FOLDING DOORS OUT TO THE VERY PRIVATE REAR GARDEN
- BEAUTIFULLY LANDSCAPED PRIVATE REAR GARDEN
- DOWNSTAIRS CLOAKROOM/UTILITY SPACE
- EN-SUITE & FAMILY BATHROOM
- OFF STREET PARKING & GARAGE



# Langdale Road

Thame, Oxfordshire

Positioned at the end of a quiet no through road is this beautifully presented four bedroom, two bathroom detached family home. Blink and this one will be gone! Offering a wealth of space and quality throughout, this truly is one not to miss out on. Upon entering this quality home you are welcomed by a spacious reception hall that offers access to the cloakroom/utility area & the entire ground floor. The kitchen is a great space complete with an excellent range of wall and base level units and opens effortlessly into the open plan sitting/dining area. This is a truly wonderful space complete with bi-folding doors out to the very private landscaped rear garden. The layout of this house makes for a great entertaining space, ideal for hosting celebrations/festivities with family and friends.

To the first floor, there are four generously sized bedrooms, an en-suite off the principal bedroom and a family bathroom.

## Outside

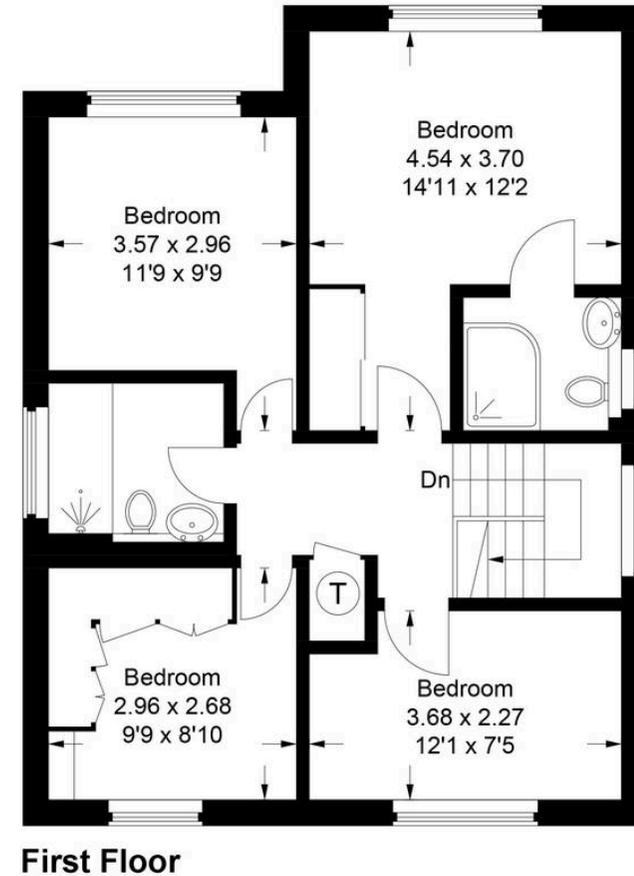
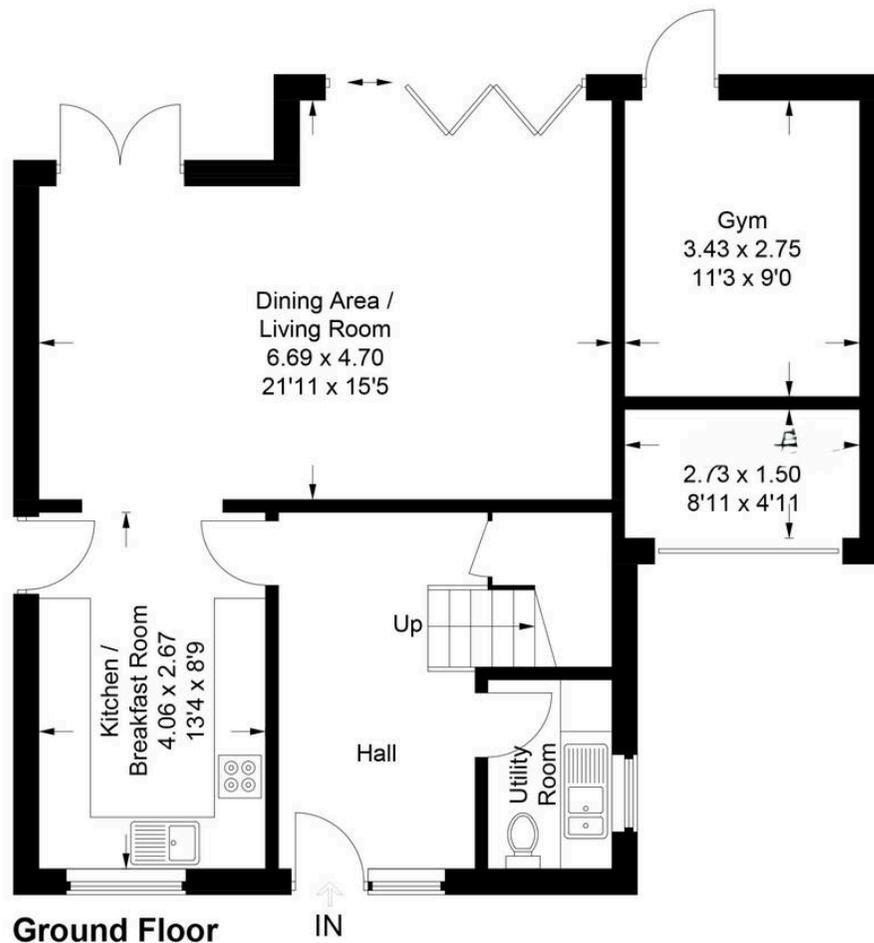
To the front, there is driveway parking available. whilst to the rear the garden has been cleverly landscaped and is made to feel incredibly private. Access to the gym is allowed from the garden with the front of the original garage now a store room .

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





### 37 Langdale Road

Approximate Gross Internal Area  
 Ground Floor = 57.9 sq m / 623 sq ft  
 First Floor = 56.9 sq m / 612 sq ft  
 Garage / Gym = 13.7 sq m / 147 sq ft  
 Total = 128.5 sq m / 1,382 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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## Tim Russ and Company

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