



Welpy Way, Thame - OX9 3SF

Guide Price £449,950

 **TIM RUSS**
& Company



Welply Way

Thame

- 3 BEDROOM SEMI DETACHED HOME
- SPACIOUS SITTING/DINING ROOM WITH FRENCH DOORS IN THE BAY
- PRACTICAL KITCHEN
- DOWNSTAIRS CLOAKROOM
- PRINCIPAL BEDROOM & EN-SUITE SHOWER ROOM
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- ALLOCATED PARKING
- EXCELLENT LOCATION CLOSE TO THE PHOENIX TRAIL
- CHAIN FREE



Welply Way

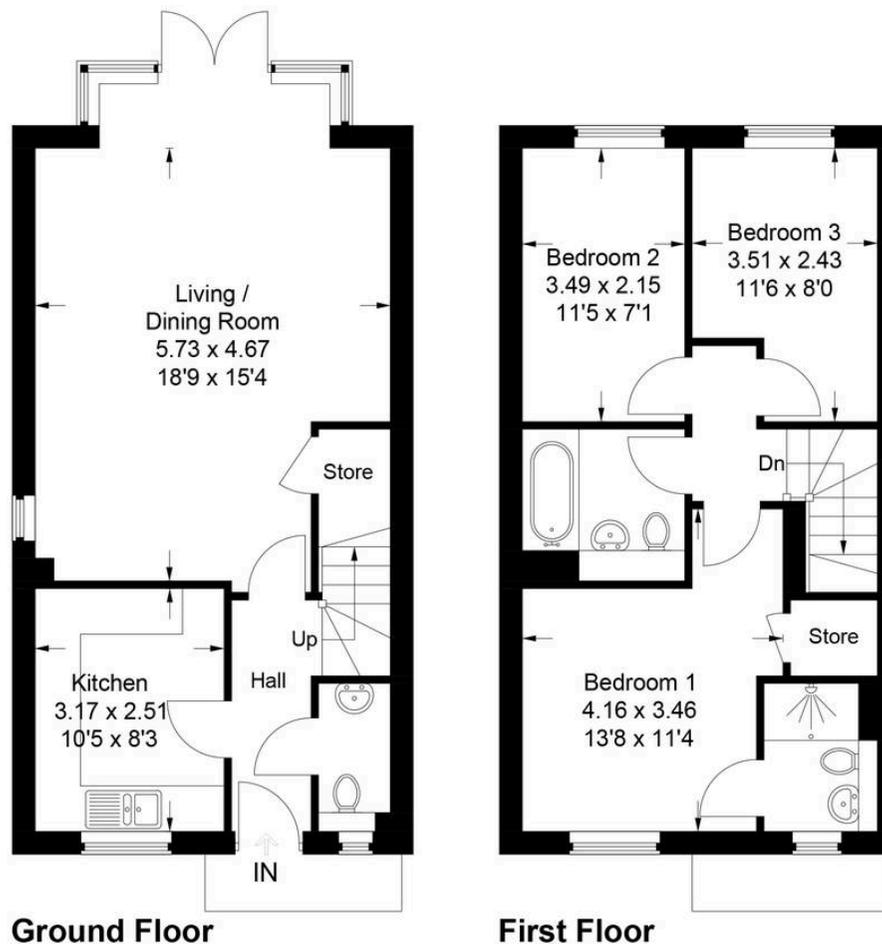
Thame

Step into this welcoming three-bedroom semi-detached home, thoughtfully crafted for contemporary family living. Your tour begins in the generous sitting and dining room, where abundant natural light creates a bright, inviting setting—ideal for cosy evenings or entertaining friends and family. The modern fitted kitchen is both stylish and functional, providing plenty of workspace for everything from quick bites to home-cooked meals. A handy downstairs cloakroom adds extra convenience for everyday use and visiting guests. Upstairs, the master bedroom offers a restful sanctuary, complete with its own en-suite for added comfort and privacy. Two additional bedrooms provide versatile space for children, guests, or a home office, ensuring the layout suits your lifestyle. The well-presented family bathroom offers a tranquil place to unwind after a busy day.

With allocated parking, you'll always have a spot ready when you need it, adding to the home's day-to-day ease. The property is offered chain free, helping to ensure a smooth and stress-free move. Set in a fantastic location beside the Phoenix Trail, this home perfectly blends comfort, convenience, and an enviable setting. Book your viewing and picture the life you could create in this charming home.

Internal photos are of show home. Floorplan is indicative of a 'Turner' style property





Ground Floor

First Floor

24 Welply Way

Approximate Gross Internal Area
 Ground Floor = 45.2 sq m / 486 sq ft
 First Floor = 42.3 sq m / 455 sq ft
 Total = 87.5 sq m / 941 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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