



Fairfax Close, Thame - OX9 3XE

Guide Price £520,000

 **TIM RUSS**
& Company



Fairfax Close

Thame, Oxfordshire

- Positioned at the end of a highly sought-after cul-de-sac within a popular development close to the town centre
- Spacious and versatile three-bedroom home
- Quiet setting with no passing traffic beyond the driveway
- Within catchment for excellent local primary schools
- Thoughtfully extended and reconfigured by the current owners
- Open-plan kitchen/breakfast room flowing into dining and family area with French doors to the garden
- Three well-proportioned double bedrooms and a spacious family bathroom
- Private, low-maintenance rear garden with outhouse (light and power) and gated driveway parking for two cars



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



Fairfax Close

Thame, Oxfordshire

Positioned at the end of a highly sought-after cul-de-sac within a popular development close to the vibrant town centre, this well-presented and versatile three-bedroom end-of-terrace home offers spacious and well-designed accommodation. Enjoying a peaceful position with no passing traffic beyond the driveway and within catchment for excellent local primary schools, it is an ideal choice for families.

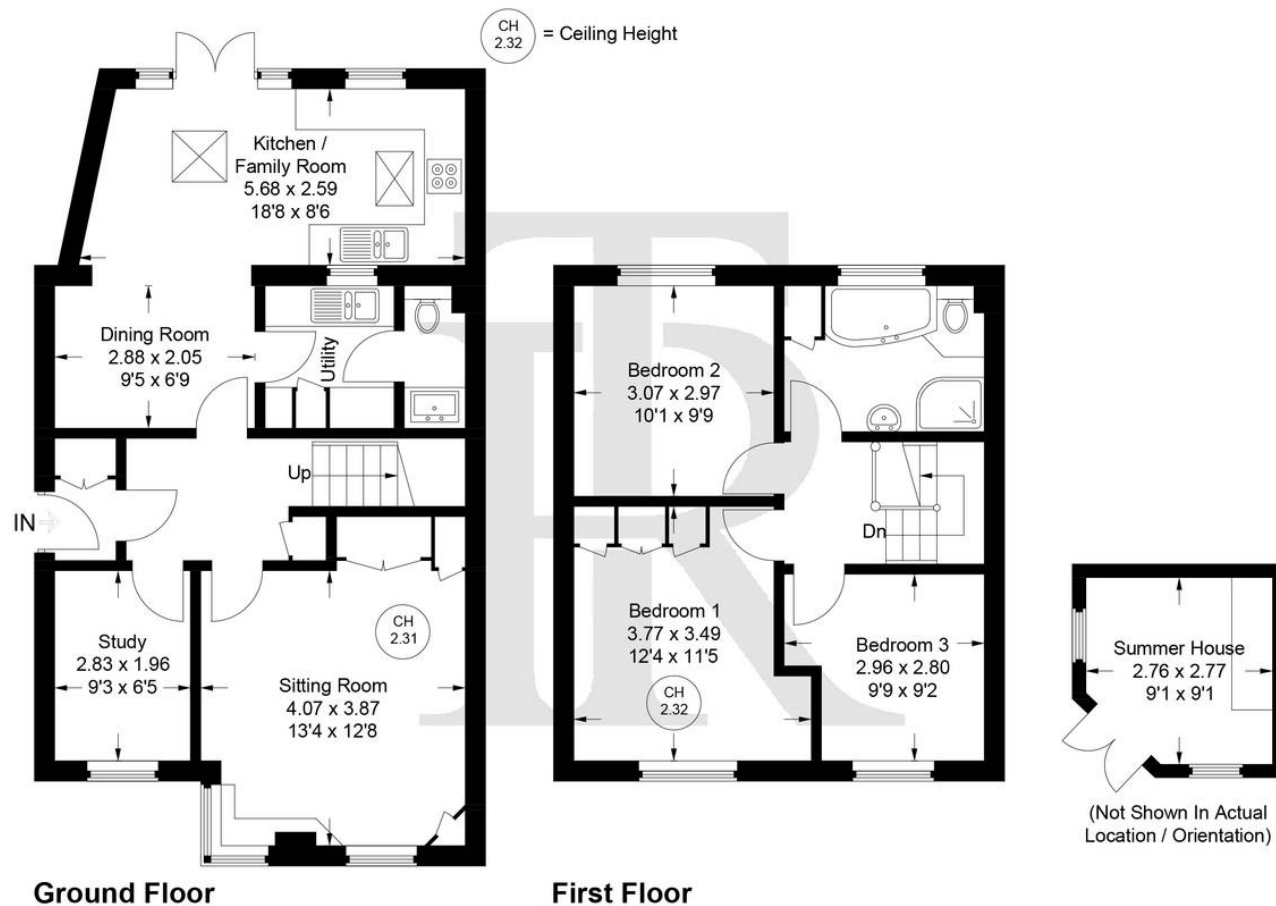
The current owners have thoughtfully extended and reconfigured the property to maximise space, adding a dedicated study/home office and a practical utility area to create a layout well suited to modern living.

The accommodation comprises a welcoming entrance hall leading to a bright sitting room, study/home office, downstairs cloakroom and utility space. To the rear, a generous dining/family area flows into the kitchen/breakfast room, with French doors opening onto the private, enclosed garden with an outhouse complete with light and power.

Upstairs are three well-proportioned double bedrooms and a family bathroom.

Outside, a block-paved driveway set behind timber gates provides off-street parking for two vehicles, while the rear garden is private, low maintenance and benefits from the versatile outhouse ideal for a home office, studio or hobby space.





19 Fairfax Close, OX9 3XE

Approximate Gross Internal Area

Ground Floor = 63.0 sq m / 678 sq ft

First Floor = 42.3 sq m / 455 sq ft

Summer House = 7.0 sq m / 75 sq ft

Total = 112.3 sq m / 1208 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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

01844 217722 • thame@timruss.co.uk • 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 £65 (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.