



Youens Drive, Thame - OX9 3ZQ

Guide Price £375,000

 **TIM RUSS**
& Company



Youens Drive

Thame, Oxfordshire

- Offered with no onward chain, this bright and spacious two double bedroom home is set within a highly sought-after development
- Direct access to the Phoenix Trail and within catchment for the well-regarded John Hampden Primary School
- Welcoming entrance hall leading to a well-appointed kitchen, downstairs cloakroom, and generous sitting/dining room
- Light-filled living space with French doors opening onto a private, enclosed rear garden with an easterly aspect
- Upstairs offers two well-proportioned double bedrooms and a family bathroom
- Benefits include two allocated off-street parking spaces and a rear garden mainly laid to lawn with a decked terrace, ideal for relaxing or entertaining



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Youens Drive

Thame, Oxfordshire

Offered to the market with no onward chain, this bright and spacious two double bedroom home is perfectly positioned within a sought-after development, boasting direct access to the popular Phoenix Trail and falling within catchment for the highly regarded John Hampden Primary School.

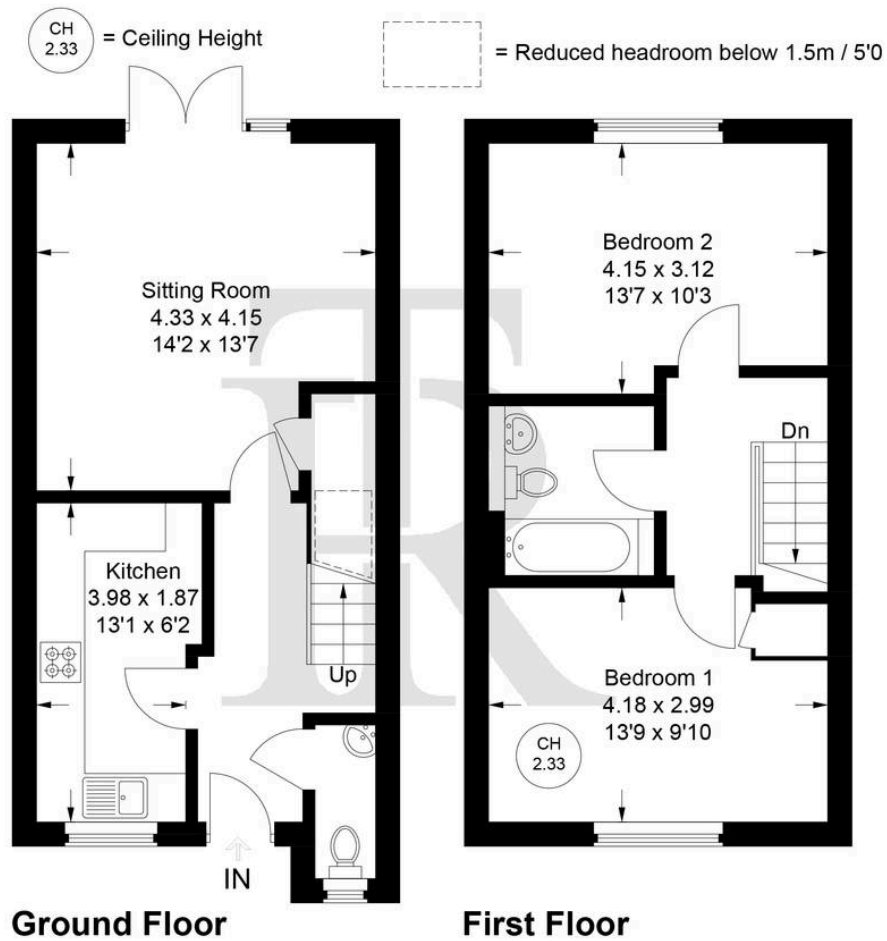
The property opens with a welcoming entrance hall, leading to a well-appointed kitchen, downstairs cloakroom, and a generous sitting/dining room. The kitchen offers ample worktop space, a range of wall and base units, and a four-ring gas hob. To the rear, the sitting/dining area is a bright space, with French doors opening onto the private, enclosed garden enjoying an Easterly aspect.

Upstairs, the property continues to impress with two well-proportioned double bedrooms and a family bathroom.

Externally, the home benefits from two allocated off-street parking spaces, and a rear garden mainly laid to lawn with a decked terrace—perfect for a morning coffee or alfresco dining.

A superb opportunity for first-time buyers, downsizers, or investors alike.





51 Youens Drive, OX9 3ZQ

Approximate Gross Internal Area
 Ground Floor = 36.2 sq m / 390 sq ft
 First Floor = 35.3 sq m / 380 sq ft
 Total = 71.5 sq m / 770 sq ft

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

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.