



Langdale Road, Thame - OX9 3WL

Offers Over £475,000

 **TIM RUSS**
& Company



Langdale Road

Thame, Oxfordshire

- Three bedroom detached family home
- Offering great potential to extend. STPP.
- Situated on a no through road, perfect for families
- South facing rear garden
- Utility Space & downstairs cloakroom
- Off street parking on own driveway for 4 cars

Tenure - Freehold

Heating - Gas Central Heating

Council Tax - E

EPC - D



Langdale Road

Thame, Oxfordshire

Tucked away on a popular no-through road, this three-bedroom detached family home offers a wonderful opportunity for those seeking space, potential, and a home to truly make their own. With scope to enhance and reconfigure the existing footprint (STP), it's an exciting prospect for families looking to grow into their home while adding value and personal flair.

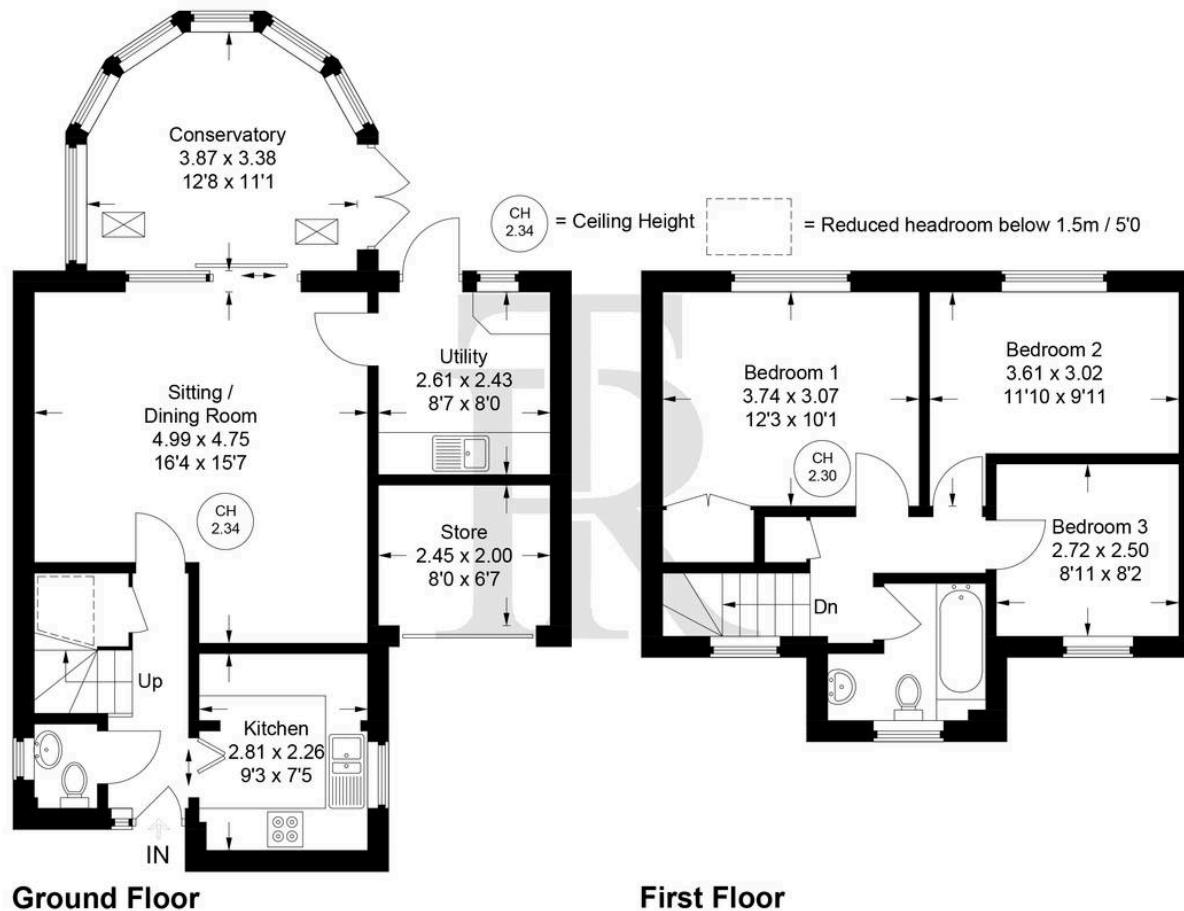
The ground floor comprises a welcoming entrance hall, providing access to the kitchen, sitting/dining room and downstairs cloakroom. The conservatory flows seamlessly from the sitting room and enjoys lovely views of the sunny, south-facing garden — a perfect spot to relax year-round. There's also a utility area and integral garage, which presents an ideal opportunity for conversion into a spacious open-plan kitchen or family room (subject to the usual consents).

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, offering comfortable accommodation for the whole household.

Outside, the property benefits from a block-paved driveway providing parking for several vehicles. To the rear, the south-facing garden creates an inviting retreat — perfect for entertaining, play, or a summer BBQ.

This is a home full of potential, ready for its next owners to make it their own.





Ground Floor

First Floor

52 Langdale Road, OX9 3WL

Approximate Gross Internal Area
 Ground Floor = 56.2 sq m / 605 sq ft
 First Floor = 38.7 sq m / 416 sq ft
 Store = 4.9 sq m / 53 sq ft
 Total = 99.8 sq m / 1074 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

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