



Chinnor Road, Thame - OX9 3LS

Offers Over £500,000

 **TIM RUSS**
& Company



Chinnor Road

Thame, Oxfordshire

- No onward chain
- Three-bedroom semi-detached family home
- Flat walk to Thame town centre and Phoenix Trail
- Catchment for the highly regarded John Hampden Primary School
- Excellent potential to extend (subject to planning permission)
- Two spacious reception rooms plus utility and cloakroom
- Exceptional rear garden – a rare plot size for Thame
- Large patio and extensive lawn, ideal for families and entertaining

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Chinnor Road

Thame, Oxfordshire

Offered to the market with no onward chain, this bright and spacious three-bedroom semi-detached family home enjoys a sought-after location within easy walking distance of Thame town centre, the Phoenix Trail and within catchment for the highly regarded John Hampden Primary School.

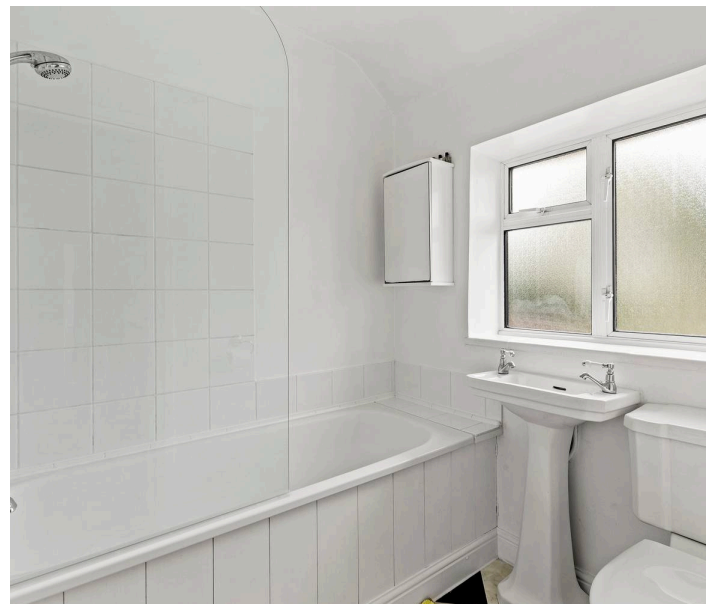
The property offers excellent potential for a single or double-storey rear extension (subject to planning permission), while still retaining its standout feature – the exceptional rear garden.

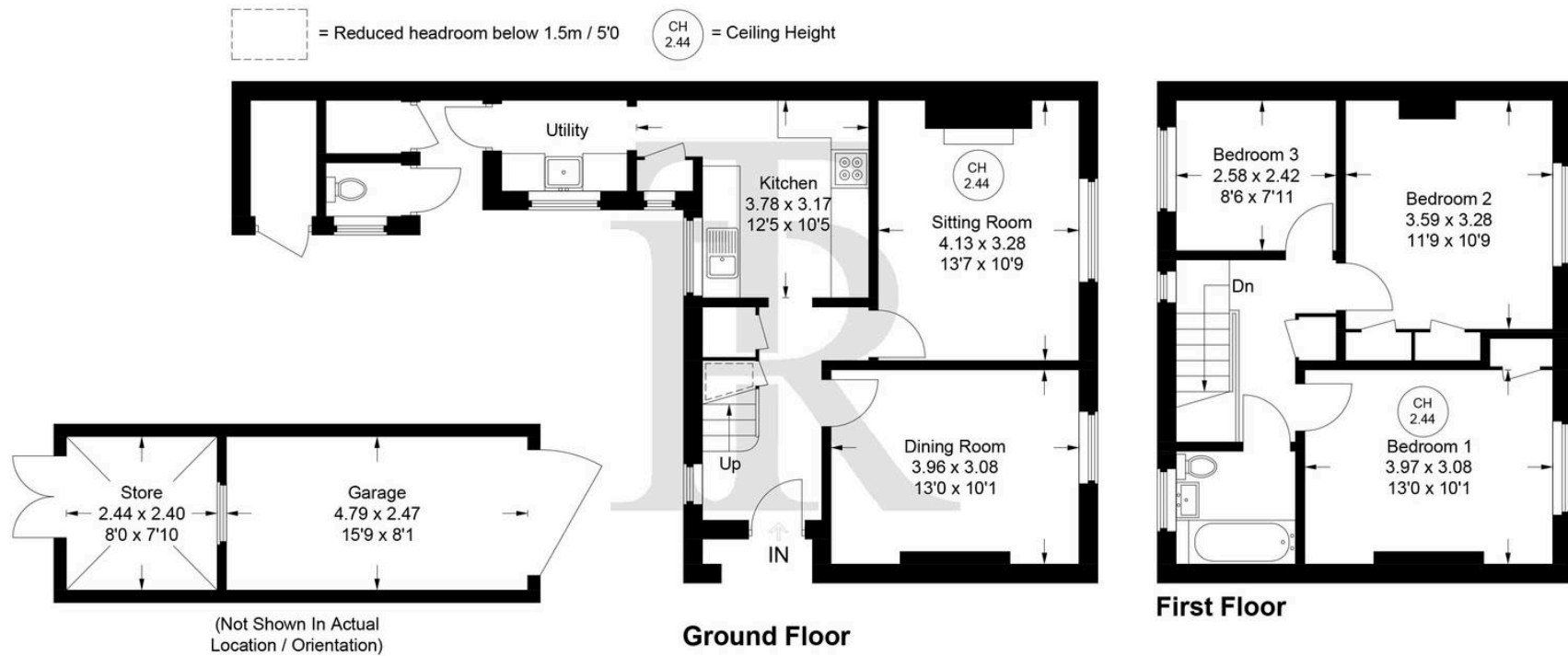
Internally, the accommodation is well-proportioned throughout, comprising two generous reception rooms, a kitchen overlooking the garden, utility room and cloakroom. Upstairs are three well-sized bedrooms and a family bathroom.

Outside

A colourful wild garden to the front provides privacy and kerb appeal. Off street parking is available on the driveway along with a garage.

To the rear is a superb garden of a size rarely found in Thame, offering a high degree of privacy, a large lawn and a patio terrace ideal for entertaining. With ample space for families, keen gardeners or future extension plans, this impressive garden is a real highlight of the property.





145 Chinnor Road, OX9 3LS

Approximate Gross Internal Area

Ground Floor = 47.8 sq m / 514 sq ft

First Floor = 44.4 sq m / 478 sq ft

Outbuildings = 22.0 sq m / 237 sq ft (Including Garage)

Total = 114.2 sq m / 1229 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

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