



Kings Close, Thame - OX9 3DA

Guide Price £450,000

 **TIM RUSS**
& Company



Kings Close

Thame, Oxfordshire

- NO OFF-STREET PARKING
- Offered to the market with a complete onward chain
- Exceptionally spacious and well-proportioned four-bedroom family home
- Sought-after central location within easy walking distance of the town centre
- Bright sitting room with an attractive log-burning stove
- Generous kitchen/dining room with French doors opening onto the rear garden
- Superb, enclosed rear garden with raised deck, timber shed and excellent family space
- Principal bedroom with built-in wardrobes, plus utility area, downstairs cloakroom and family bathroom

Additional Information

Council Tax band: C

Tenure: Freehold

Awaiting EPC



Kings Close

Thame, Oxfordshire

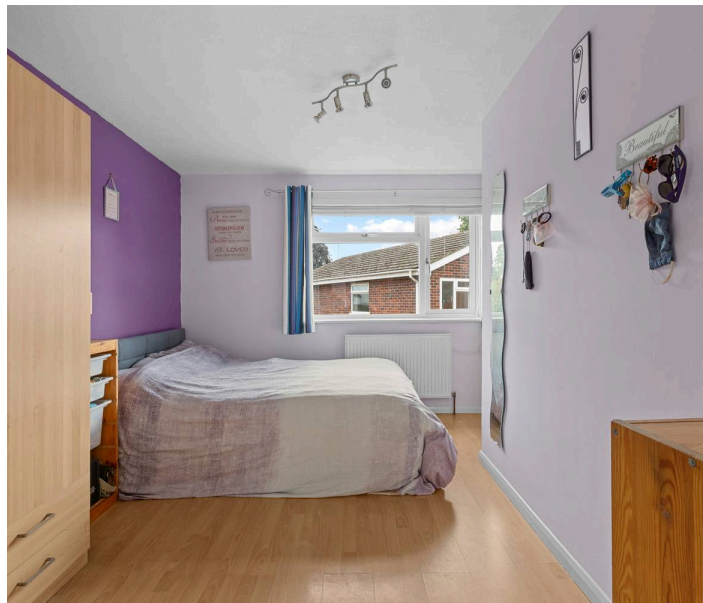
Offered to the market with a complete onward chain, this spacious and well-proportioned four-bedroom family home occupies a highly sought-after central location within easy walking distance of the picturesque town centre.

Offering generous accommodation throughout, a superb rear garden and excellent value for money, it presents a fantastic opportunity for growing families. Please note the property does not benefit from off-street parking.

The ground floor comprises a welcoming entrance hall, a bright sitting room with an attractive log-burning stove, and a generous kitchen/dining room with French doors opening onto the rear garden, creating the perfect space for family living and entertaining. A useful utility area and downstairs cloakroom complete the ground floor.

Upstairs are four well-proportioned bedrooms, including a principal bedroom with built-in wardrobes, together with the family bathroom.

Outside, the low-maintenance front garden is attractively landscaped with decorative gravel and features a charming timber-framed porch. To the rear, the generous enclosed garden is predominantly laid to lawn and benefits from a raised timber deck, mature planting and a useful timber shed, providing a private and versatile outdoor space.





1 Kings Close, OX9 3DA

Approximate Gross Internal Area

Ground Floor = 63.6 sq m / 684 sq ft

First Floor = 51.5 sq m / 554 sq ft

Workshop / Store = 25.2 sq m / 271 sq ft

Total = 140.7 sq m / 1514 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/

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