

# 16 HENRIETTA ROAD

THAME, OXFORDSHIRE, OX9 3TJ



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# 16 HENRIETTA ROAD THAME, OXFORDSHIRE OX9 3TJ

## ‘A GREAT FAMILY HOME IN A POPULAR LOCATION’

**A fabulous detached family home with four double bedrooms and three reception rooms on the ever popular Lea Park development, within walking distance of the High Street.**

This generously proportioned property benefits from an abundance of living space and great sized bedrooms, all recently decorated and fitted with new carpets.

On entering the property there is a light and airy porch with access to the breakfast room and hallway. Leading from the breakfast room is the kitchen that has a wide range of base and wall units, intergraded oven and side access to the garden.

The sitting room has ample space for family living and also provides access to the garden from the patio doors. There is a downstairs cloakroom and one further reception room that can be used as a playroom or study.

Upstairs houses the family bathroom with a shower and four well proportioned bedrooms. The master bedroom has fitted wardrobes and draws, as well as an en-suite with a bath and over head shower.

The front of the property has driveway parking for multiple cars and a double garage. The garden to the rear of the property has patio areas and has great potential for a perfect family garden. The property is ideally located for access to schools and recreational space.







**OFFER IN THE REGION OF : £565,000**

### **SUPPLEMENTARY INFORMATION**

**Services:** Gas, Water, Electricity

**Heating:** Gas

**Energy Efficiency Rating:** Current C (69) Potential B (81)

**Local Authority:** South Oxfordshire District Council

**Council Tax:** F

### **OVERVIEW**

- Spacious family home
- Presented in great condition throughout
- Four double bedrooms
- Three reception rooms
- Driveway parking for multiple cars & double garage
- Rear garden with potential
- Perfectly located for local amenities



The approximate total area for the elements of the property represented on the floorplan is 129 SqM (1385 Sq.Ft)

16 Henrietta Road, Thame, Oxfordshire, OX9 3TJ

This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

## LOCATION

A thriving and historic market town in the heart of Oxfordshire at the foot of the Chiltern Hills, Thame is surrounded by beautiful countryside, with many walks.

The iconic boat-shape high street hosts a popular market every Tuesday, a twice-weekly cattle market and regular farmers' markets.

The town retains a traditional high street shop experience, with many high quality independent tea shops and cafes, restaurants, pubs, butchers, delicatessens, bakers and a Waitrose.

The town has its own local nature reserve, many public footpaths including the Chiltern Hills, Ridgeway Path and the Oxfordshire Way with outstanding views of the surrounding area.

Schools: local facilities include three highly reputed primary schools and Lord Williams Secondary School which has been rated as outstanding by Ofsted. Excellent private and grammar schools are within easy reach.

Commuting: 14 miles east of Oxford, 10 miles south-west of Aylesbury, Thame is easily accessible from the M40 Junction 7 and 8. The nearest train station is Haddenham and Thame Parkway which is on the main line between Marylebone Station, London and Birmingham.

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**Thame - Cookham - Maidenhead**