



4 Croft Road  
Thames  
Oxfordshire OX9

£1995 PCM

**RB** REASTON BROWN

## A Semi Detached Three Bedroom House, Within Walking Of The Town Centre, Benefiting From A Large Conservatory, Pretty Gardens, Driveway Parking and Single Garage

4 Croft Road is a newly decorated spacious three bedroomed semidetached house. The light and airy sitting room with a window to the front gives plenty of space for dining as well as a patio door opening into the large conservatory, which is the width of the house, complete with blinds to the ceiling and the windows. Ideal for relaxing and enjoying the view of the garden. Patio doors lead to the garden and through to the lean to, giving access to the utility area which has space and plumbing for a washing machine and tumble dryer along with a cloakroom with a white suite. A sliding door opens into the back of the garage. The kitchen can be accessed from both the hallway and the conservatory which gives the house an easy flow feeling. The kitchen comprises matching wall and base units, double eye level oven, electric hob and slimline integrated dishwasher. Upstairs are three bedrooms, the main and third bedrooms have built in storage. The bathroom comprises a toilet and basin along with a large shower cubicle. Outside the front is laid to lawn with flower beds along with driveway parking and a single garage. The pretty back garden is laid to lawn with flower boarders, a patio and gravelled seating area. Gas to radiator heating throughout. EPC Rating D Council Tax Band D

### Situation

**Thame** is a very popular market town with a beautiful High Street with historic buildings and is situated on the Oxon/Bucks borders. There are many independent shops, restaurants, gastro pubs, supermarkets, including a Waitrose, churches, hospital, a health centre, and excellent schooling including a Catholic school, Church of England school and Lord Williams' sought after upper school. Thame also benefits from several sports facilities including a rugby club, tennis club and Thame Leisure Centre and the ever popular Phoenix Trail. London Marylebone can be reached in 34 minutes (fast train) from nearby Haddenham & Thame Parkway. M40 junction 7 gives access to London. Birmingham and the Northern Networks are also within easy travelling distance. Thame also has a good bus service to Oxford, Aylesbury and the neighbouring villages.

*The property comprises the following with all dimensions being approximate only.*







Approx. Gross Internal Floor Area 1326 Sq Ft (123 Sq M)

4 Croft Road, Thame, Oxfordshire, OX9 3JE

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



*Costs:-*

Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Months Rent

Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

*If you provide misleading information on you pre application form or withhold/delay the referencino traces you may forfeit your holding*

*Viewing is Strictly by Appointment through Reaston Brown*

**Directions:** From our offices in Thame, turn left, over two mini roundabouts, follow the road past the garage on the left turn left into Croft Road, the property is on the right identifiable by our To Let board.

[www.reastonbrown.co.uk](http://www.reastonbrown.co.uk) Email: [sales@reastonbrown.co.uk](mailto:sales@reastonbrown.co.uk)

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