



21c Windmill Road, Thame  
Oxfordshire OX9 2DR

To Let  
£1500 PCM

**RB** REASTON BROWN

## A Charming End Of Terrace Two Bedroom House, Situated Just A Short Walk From The Town Centre And Phoenix Trail With Off-Road Parking For One Car.

Entrance is into a spacious entrance hall allowing access to a well-equipped kitchen with matching wall and floor cabinets with integrated appliances, dishwasher, washer/dryer, gas hob, electric double oven, and free-standing fridge freezer. The dual aspect light and bright sitting room, benefits from French doors that open to the garden. A convenient downstairs cloakroom completes the ground floor.

The staircase, with window to the front leads to the master bedroom which is a spacious double bedroom that includes its own en-suite shower room and comes equipped with a built-in double wardrobe. The second bedroom is also a double and overlooks the front of the house. The contemporary family bathroom is fully appointed complete with a bathtub with shower over and showcasing elegant white sanitary fixtures.

Outside, the garden features a sizable patio area that requires minimal maintenance, making it an ideal spot for hosting summer gatherings. Additionally, there is a shed for storage purposes, and the property benefits from a secure gate that offers rear access. This gate leads to an assigned parking space to the rear.

Conveniently located within a short stroll to the Phoenix Trail, providing access to Lord Williams's School, the Thame Leisure Centre, and the tranquil Cuttlebrook Nature Reserve. Just a 5-minute walk away, you'll find the vibrant Thame Centre, boasting a wide array of shops and a wealth of amenities.

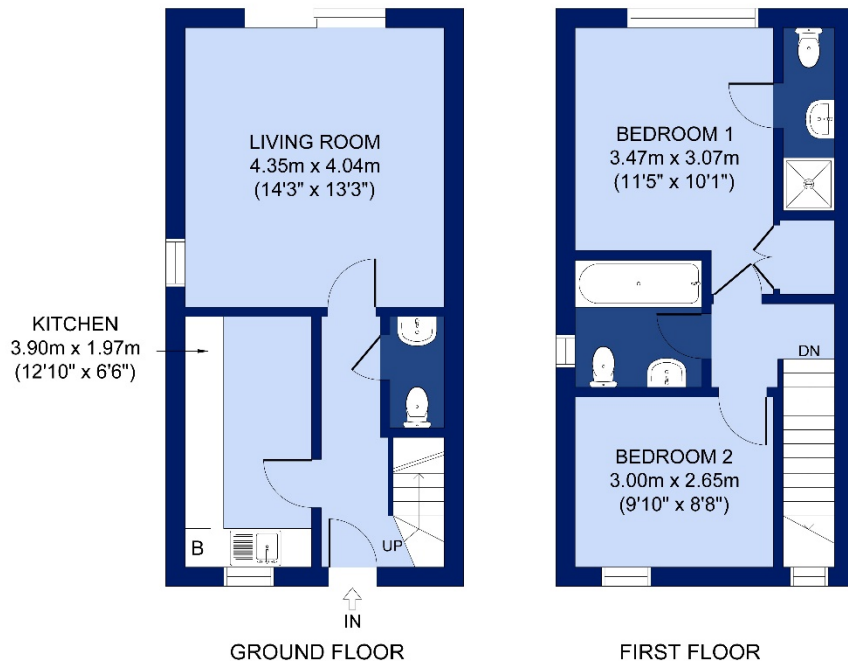
EPC: C Council Tax: C

### 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, sports facilities and excellent schooling including a Catholic school, Church of England school and Lord Williams' sought after upper school. 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.







APPROX. GROSS INTERNAL FLOOR AREA 731 SQ FT / 68 SQ M  
21C Windmill Road, Thame, OX9 2DR

All measurements of walls, doors, windows and fitting 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 Month's 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 referencing process, you may forfeit your holding deposit*

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