



57, Wellington Street,
Thame, Oxfordshire,
OX9 3BW

Guide Price £310,000

RB REASTON BROWN

**Charming Two Bedroom Mid-Terrace Bungalow Near the Town Centre, Featuring a Modern Kitchen, Conservatory, and Refitted Bathroom.
Benefits Include a Good-Sized Front Garden, Low-Maintenance Rear Garden with Car Access, and Gas Central Heating. No Chain.**

45 Cromwell Ave is a delightful two bedroom bungalow, a wonderful opportunity, offering vacant possession and immediate occupancy. Situated just a short stroll from the town centre, this home is perfect for those seeking both convenience and comfort.

As you approach the property, you are greeted by an inviting entrance porch, leading into a welcoming hallway. The modern kitchen is fully equipped, and the sitting room, with a front-facing bay window, provides a bright and airy space for relaxation. The versatile conservatory/utility room adds extra space for dining or hobbies. The refitted bathroom features contemporary fixtures, ensuring comfort and style.

Externally, the bungalow boasts a good-sized front garden, offering a pleasant approach to the home. The low-maintenance rear garden, with car access from Ludsdon Grove, provides a practical and private outdoor space, ideal for alfresco dining or simply unwinding.

The property is equipped with a gas central heating system, ensuring warmth throughout the year. This well-maintained home is ready for you to move straight in, making it an ideal choice for anyone looking for a peaceful yet centrally located residence. Don't miss the opportunity to view this charming bungalow! EPC: D Council Tax: C **NO CHAIN**

Situation

Thame is vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens, and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning bars and restaurants, you could have breakfast at Black Goo or a pleasant lunch at the Six Bells and dinner at the Thatch. Thame also has a health centre and a cottage hospital, sports facilities, and excellent schooling, including a Catholic school, Church of England school and the sought after Lord Williams secondary school. There is also access to the grammar schools in Buckinghamshire. London Marylebone can be reached in 34 minutes via Haddenham & Thame Parkway Station and M40 junction 7 for access to London, Birmingham and the Northern Networks is nearby. Thame also has a good bus service to Oxford, Aylesbury, and the neighbouring villages, which have walks, country pubs and beautiful scenery through the Chiltern Hills.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.







Approx. Gross Internal Floor Area 671 Sq Ft (62 Sq M)
 57 Wellington Street, Thame, Oxfordshire, OX9 3BW

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.



Viewing is Strictly by Appointment through Reaston Brown

www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626
 2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855
 119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589



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