



Coombe Hill Crescent

Thame, Oxfordshire

Guide Price £499,950

TR TIM RUSS
& Company



Coombe Hill Crescent

Thame, OX9 2EQ

A truly stunning, three bedroom family home that has recently undergone extensive renovations throughout, with newly installed windows and external doors, is presented to the highest order and situated in a sought after spot, perfect for the bustling High Street.

It's a dog walker's paradise, with the picturesque Cuttlebrook Nature Reserve and popular Phoenix Trail located close by.

Outside

To the front, the block paved driveway provides off street parking for up to four vehicles, whilst to the rear the fully landscaped South facing rear garden is an excellent hosting space. A newly laid patio with raised Oak borders featuring a vibrant array of plants and attractive trees, further complimented by extensive cladded fencing makes the garden a very private and enjoyable space. Finally, the detached garage to the foot of the garden is very useful and can be converted into a home/office or garden room should you wish



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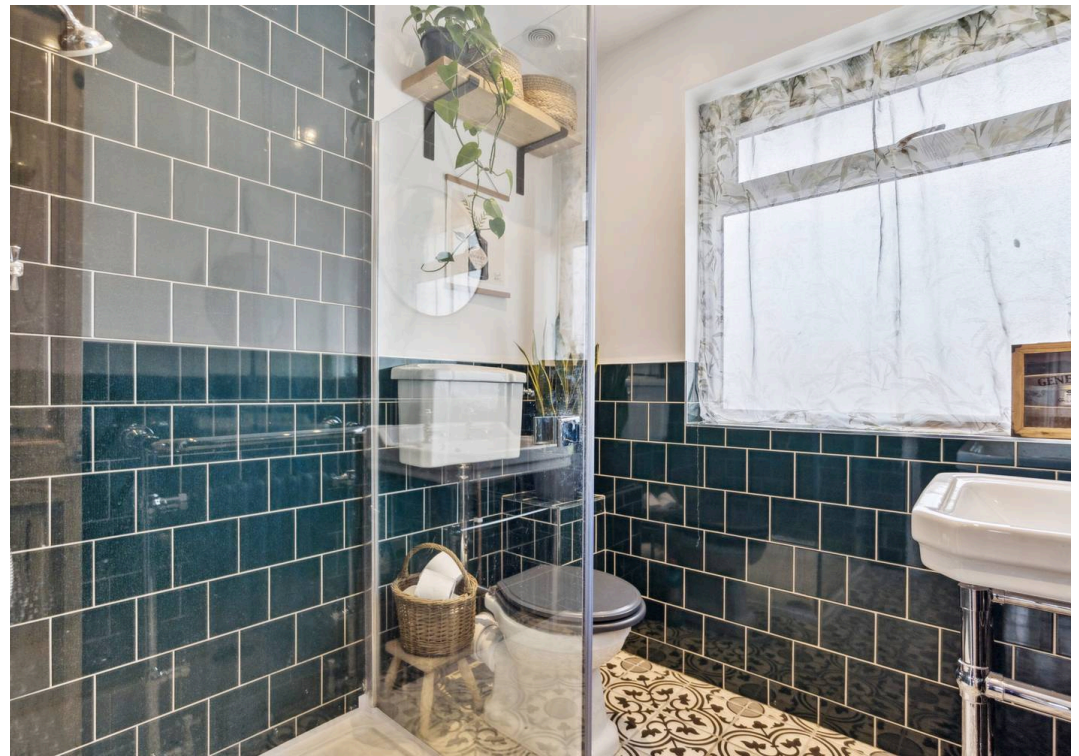
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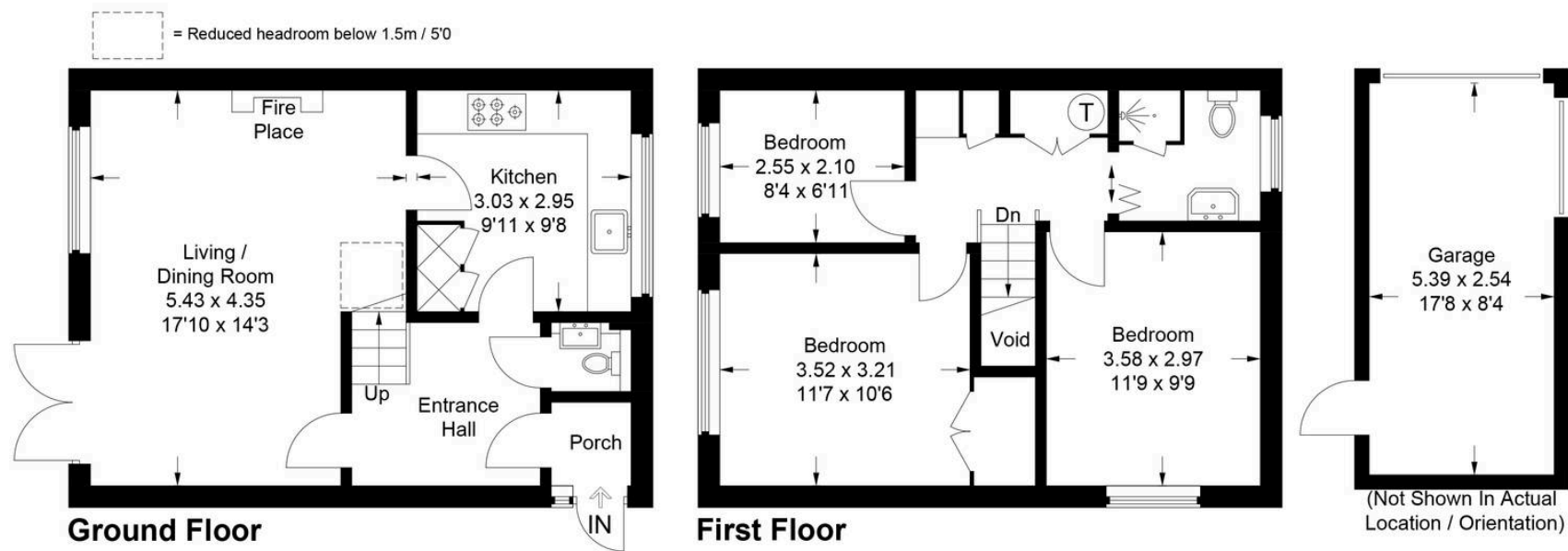
Council Tax band: D

Tenure: Freehold

- IMMACULATELY PRESENTED & RECENTLY REFURBISHED WITH NEWLY INSTALLED WINDOWS
- THREE BEDROOMS
- STYLISH & CONTEMPORARY LIVING ACCOMMODATION
- LOVELY SITTING/DINING ROOM WITH ATTRACTIVE LOG BURNING FIRE
- LANDSCAPED SOUTH FACING REAR GARDEN WITH EXTENSIVE FENCING MAKING IT FEEL VERY PRIVATE
- DETACHED GARAGE - POTENTIAL FOR CONVERSION
- OFF STREET PARKING FOR FOUR VEHICLES
- PERFECT LOCATON FOR CUTTLBROOK NATURE RESERVE & PHOENIX TRAIL







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Approximate Gross Internal Area
 Ground Floor = 41.0 sq m / 441 sq ft
 First Floor = 40.6 sq m / 437 sq ft
 Garage = 13.8 sq m / 148 sq ft
 Total = 95.4 sq m / 1,026 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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