



Cromwell Avenue, Thame - OX9 3TG

Offers Over £475,000





## Cromwell Avenue

Thame, Oxfordshire

Council Tax band: E; Tenure: Freehold; EPC Energy Efficiency

Rating: C; EPC Environmental Impact Rating: D

- **RARE OPPORTUNITY** – Spacious 3-bedroom detached home offered with no onward chain
- **EXCEPTIONAL GARDEN** – Wide, level, and almost double the size of neighbouring gardens with an South East-facing rear garden
- **AMPLE PARKING & A LARGE GARAGE** – Off-street parking for multiple vehicles plus a substantial garage with internal access
- **HUGE POTENTIAL (STP)** – Ideal for side and rear double-storey extensions thanks to the generous plot
- **BRIGHT & FLEXIBLE** – Includes a spacious sitting room with French doors, a light-filled dining area, and a versatile central hall perfect for home working
- **THREE WELL PROPORTIONED BEDROOMS** – Comfortable upstairs accommodation supported by a modern family bathroom
- **PRIME LOCATION** – Easy access to the picturesque town centre, local parks, and amenities
- **EXCELLENT SCHOOL CATCHMENT** – Within walking distance of the popular Barley Hill Primary School



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Positioned on a wide, level plot that's significantly larger than average, the property offers excellent scope for future expansion, including potential for double-storey side and rear extensions (subject to planning). The rear garden is a particular highlight: South East-facing, offering a sense of privacy and double the size of neighbouring plots — an exceptional outdoor space for families. The ground floor accommodation begins with an entrance hall that includes a convenient cloakroom. This leads into a bright and airy dining area with internal access to the large garage. Beyond this, a spacious central hall provides a flexible space ideal for home working or a second reception area, with stairs rising to the first floor. To the rear, the sitting room features French doors opening onto the garden, while a separate kitchen completes the ground floor layout.

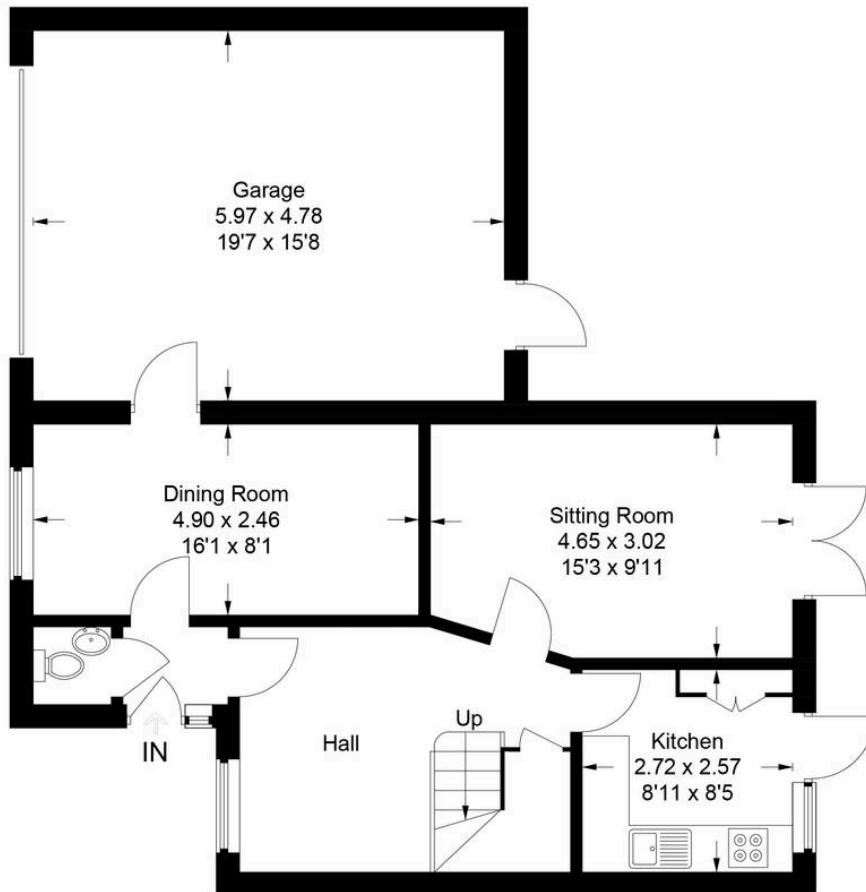
Upstairs, the first floor offers three well-proportioned bedrooms along with a family bathroom, all filled with natural light.

Externally, the home is set back from the road, with off-street parking for multiple vehicles and a substantial garage with an electric door. To the rear, the large and private South East-facing garden offers an exceptional setting for outdoor living, with mature boundaries and room to extend or landscape further.

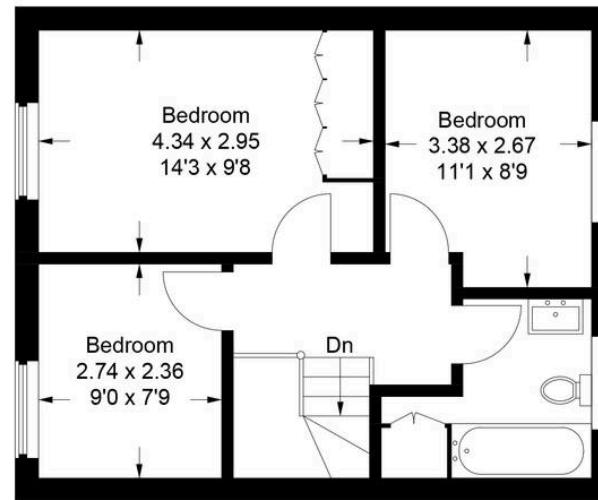
Located within walking distance of the vibrant town centre, local parks, and amenities, the property also falls within catchment for the highly regarded Barley Hill Primary School — making it an ideal choice for a lot of families.

This is a home full of potential. With no onward chain, this is a unique opportunity not to be missed. Early viewing is highly recommended.





**Ground Floor**



**First Floor**

## 1 Cromwell Avenue

Approximate Gross Internal Area  
 Ground Floor = 81.5 sq m / 877 sq ft  
 First Floor = 40.8 sq m / 439 sq ft  
 (Including Garage)  
 Total = 122.3 sq m / 1,316 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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