



Southern Road, Thame - OX9 2EE

Guide Price £650,000

 **TIM RUSS**
& Company



Southern Road

Thame, Oxfordshire

- Prime location just a stone's throw from the vibrant town centre and Cuttlebrook Nature Reserve
- Rarely available three-bedroom semi-detached family home full of charm and character
- Offered to the market with no onward chain
- Spacious, light-filled layout with high ceilings and large windows throughout
- Bright kitchen/dining room with utility space and bi-folding doors to the rear garden
- Generous sitting room featuring a fireplace
- Three well-proportioned bedrooms, family bathroom, a wet room and converted loft ideal as a study or office
- Attractive block-paved driveway, garage, and low-maintenance rear garden



Southern Road

Thame, Oxfordshire

Perfectly positioned in a highly sought-after location, just a stone's throw from the picturesque and vibrant town centre and Cuttlebrook Nature Reserve, this rarely available three-bedroom semi-detached family home offers charm, character, and convenience.

Presented to the market with no onward chain, the property boasts a spacious and light-filled layout, enhanced by high ceilings and large windows throughout.

The welcoming entrance hall leads into a bright and generous kitchen/dining room, featuring a useful utility space and bi-folding doors opening onto the rear garden. The dining area flows seamlessly into the spacious sitting room, complete with a feature fireplace, while a modern wet room completes the ground floor accommodation.

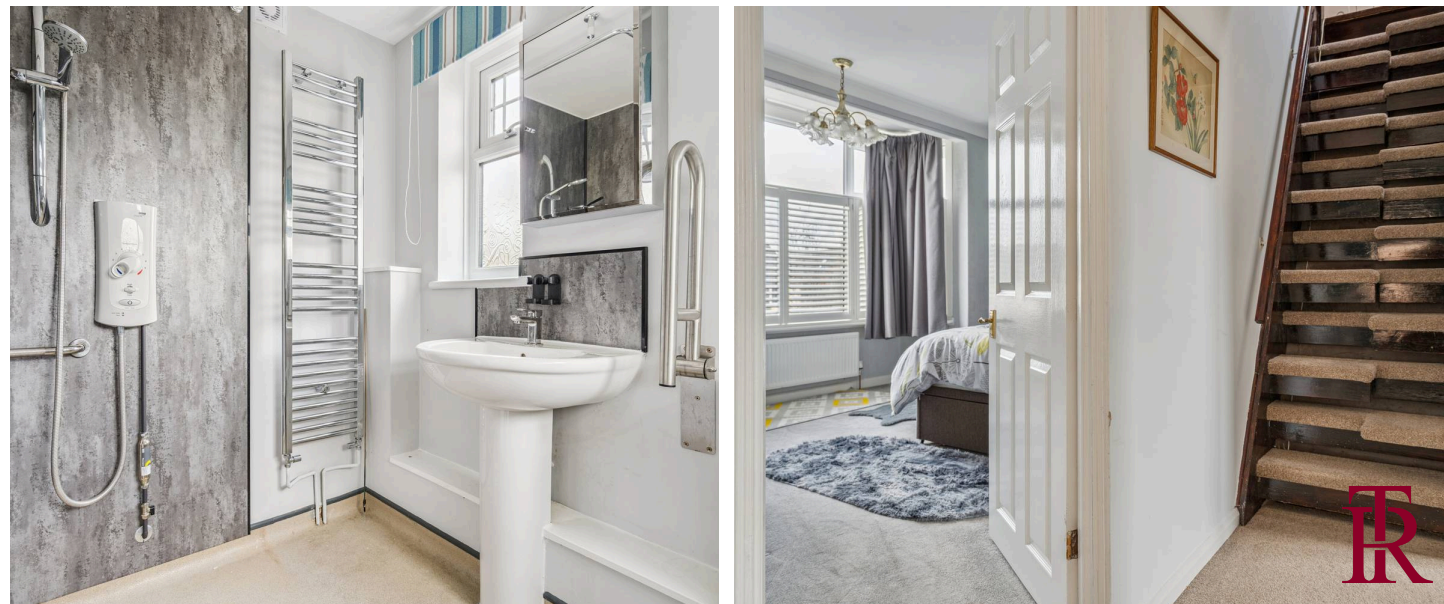
Upstairs, there are three well-proportioned bedrooms and a family bathroom. The converted loft provides a versatile additional space, ideal for a study or home office.

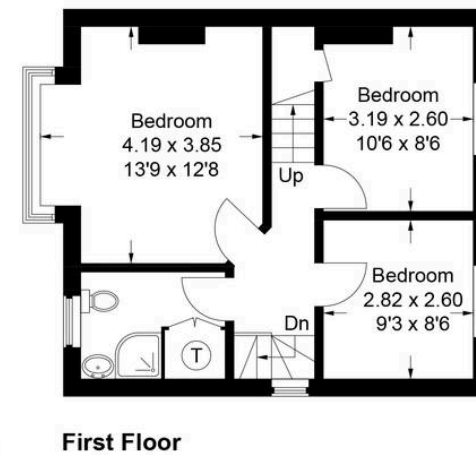
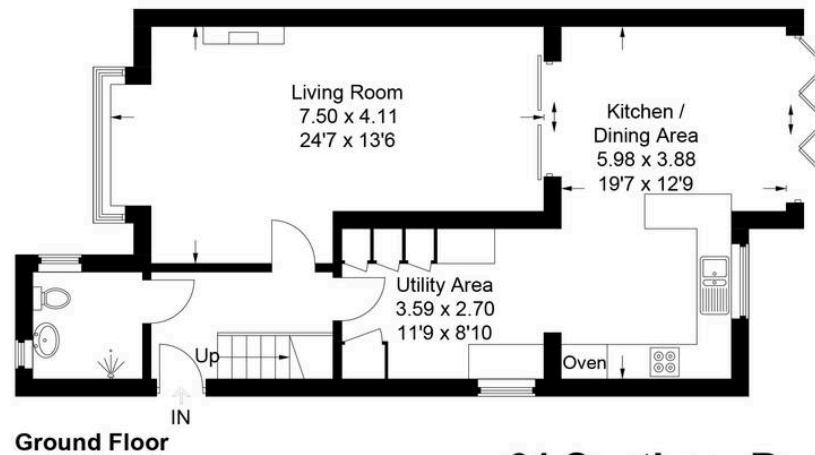
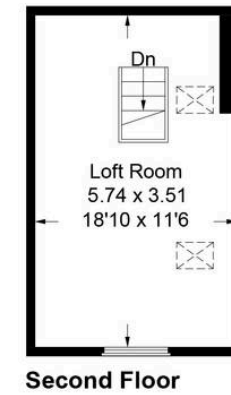
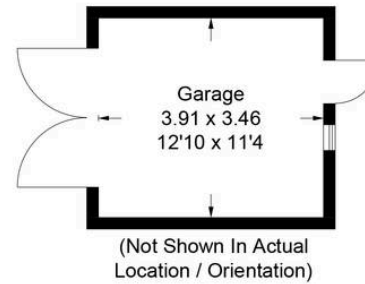
Externally, the block-paved driveway has been attractively landscaped, offering off-street parking and a garage, while the rear garden is designed for low-maintenance enjoyment.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





31 Southern Road

Approximate Gross Internal Area
Ground Floor = 70.2 sq m / 756 sq ft
First Floor = 42.9 sq m / 462 sq ft
Second Floor = 20.1 sq m / 216 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 146.6 sq m / 1,578 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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