



24 Welply Way, Thame - OX9 3SF

Guide Price £449,950

 **TIM RUSS**  
& Company



## Welply Way

Thame, Oxfordshire

- 3 BEDROOM SEMI DETACHED HOME
- SPACIOUS SITTING/DINING ROOM
- FITTED KITCHEN
- DOWNSTAIRS CLOAKROOM
- MASTER BEDROOM & EN-SUITE
- 2 FURTHER BEDROOMS
- FAMILY BATHROOM
- ALLOCATED PARKING
- WONDERFUL LOCATION BY THE PHOENIX TRAIL
- CHAIN FREE SALE



# Welply Way

Thame, Oxfordshire

Step inside this inviting three-bedroom semi-detached home and discover a space thoughtfully designed for modern family living. The journey begins in the spacious sitting and dining room, where natural light pours in, creating a warm and welcoming atmosphere perfect for relaxing evenings or lively gatherings. The fitted kitchen is both stylish and practical, offering ample workspace for preparing everything from quick breakfasts to family feasts. A convenient downstairs cloakroom adds an extra touch of practicality for guests and daily life.

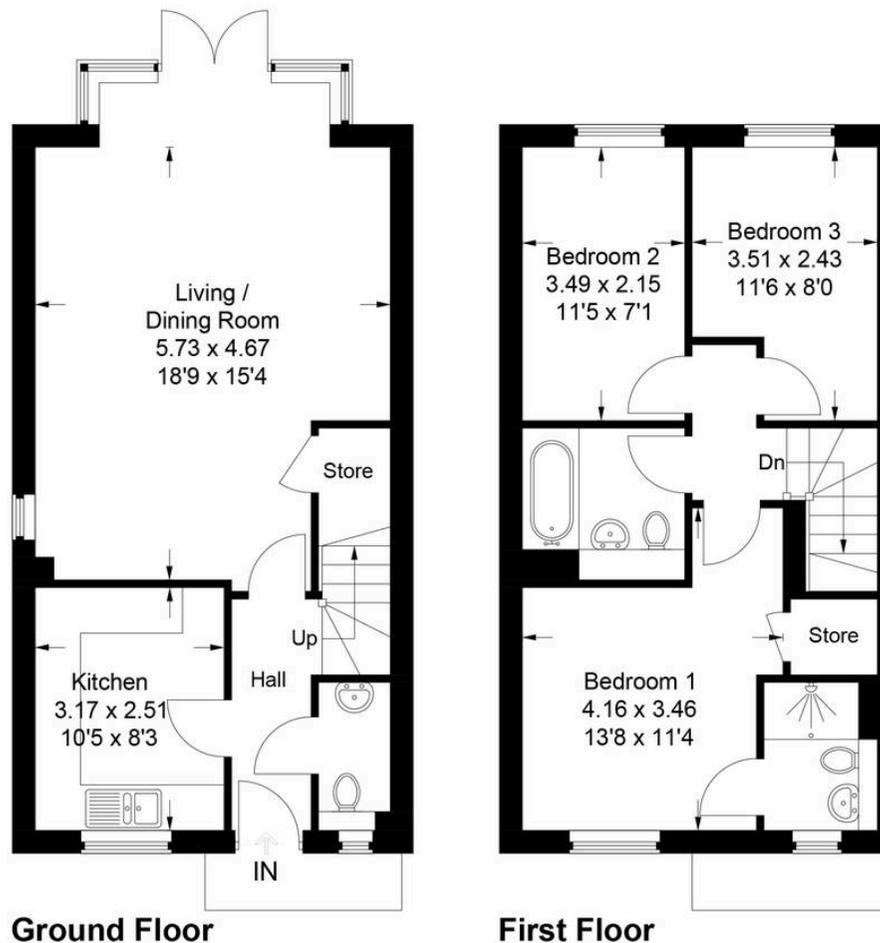
Upstairs, the master bedroom provides a peaceful retreat, complete with its own en-suite for added privacy and comfort. Two further bedrooms offer flexibility for children, guests, or even a home office, ensuring there is space for everyone. The family bathroom is well-appointed, providing a calm spot to unwind at the end of the day.

Allocated parking ensures you always have a space waiting for you, adding to the ease of daily routines. The property is offered chain free, making your move as smooth as possible. Located in a wonderful spot by the Phoenix Trail, this home combines comfort, convenience, and a sought-after setting. Arrange your viewing and imagine the possibilities this delightful home can offer.

Council Tax band: TBD

Tenure: Freehold





**Ground Floor**

**First Floor**

## 24 Welply Way

Approximate Gross Internal Area  
 Ground Floor = 45.2 sq m / 486 sq ft  
 First Floor = 42.3 sq m / 455 sq ft  
 Total = 87.5 sq m / 941 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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# Tim Russ and Company

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