



Cromwell Avenue, Thame - OX9 3TG

Guide Price £450,000

 **TIM RUSS**
& Company



Cromwell Avenue

Thame, Oxfordshire

- Three bedroom detached family home in a popular residential location
- Within catchment for highly regarded Barley Hill Primary School
- Bright and airy living spaces with dual-aspect sitting room
- Open-flow dining area leading into the main living space
- Excellent potential to extend or reconfigure (STPP)
- Scope to convert the garage or extend to the rear, as neighbouring homes have done
- South East facing rear garden offering a bright and generous outdoor space
- Driveway parking for two vehicles, garage, and recreation park directly opposite ideal for families

Tenure: Freehold

Heating: GCH

Council Tax Band - C

EPC Rating: D



Cromwell Avenue

Thame, Oxfordshire

Offered to the market with excellent potential and located in a popular spot within catchment for Barley Hill Primary School and within walking distance to Lord Williams Secondary School, this bright and airy three-bedroom detached family home presents a fantastic opportunity for buyers looking to create their ideal home.

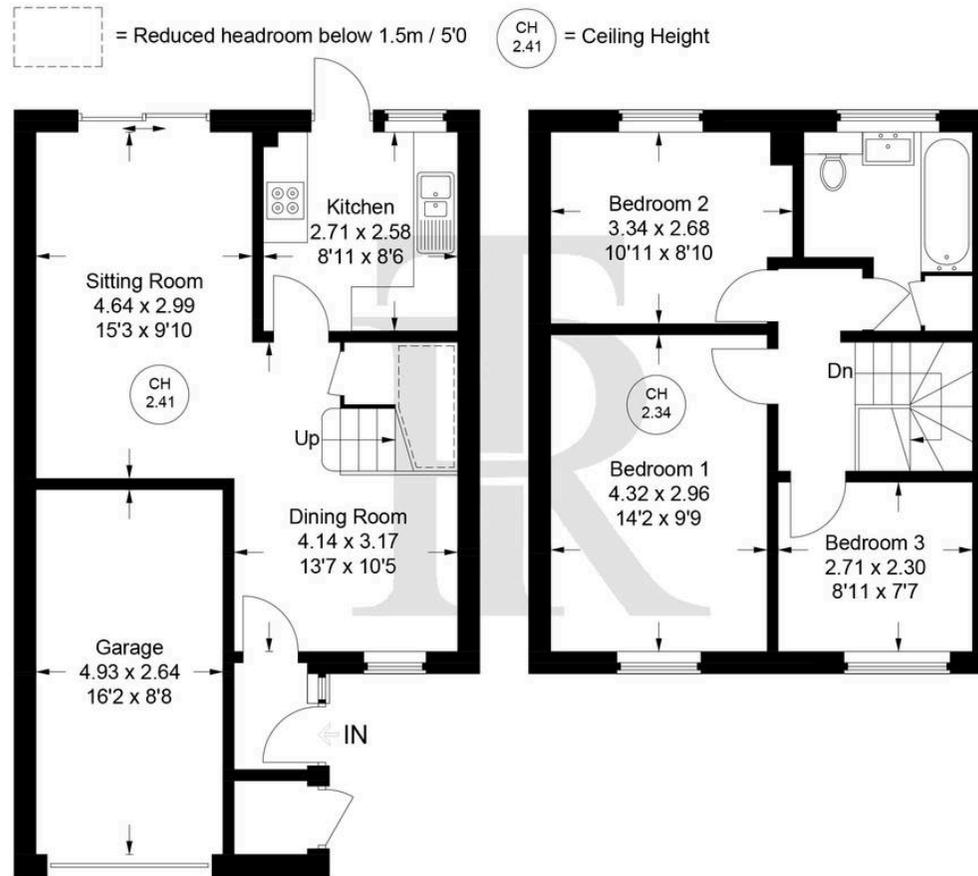
Well maintained by the current owner, the property offers scope to extend to the rear (subject to the necessary planning permissions) and/or convert the existing garage to increase the overall footprint, as many neighbouring properties have already done.

The accommodation begins with an entrance hall leading into the dining area, which flows effortlessly into the spacious sitting room. With windows to both sides, this is a wonderfully bright and welcoming space, allowing natural light to flood through the ground floor. The well-presented kitchen sits to the rear and provides direct access to the garden.

Upstairs, the first floor offers three well-proportioned bedrooms, two of which are good doubles and the third making a decent single room, along with a good-sized family bathroom.

Externally, the property continues to appeal. To the front, a driveway provides off-street parking for two vehicles and access to the garage. To the rear, the South East facing garden is a generous size, private and filled with natural light.





3 Cromwell Avenue, Thame, OX9 3TG

Approximate Gross Internal Area
 Ground Floor = 36.3 sq m / 391 sq ft
 First Floor = 40.5 sq m / 436 sq ft
 Garage = 12.6 sq m / 136 sq ft
 Total = 89.4 sq m / 963 sq ft
 (Excluding External Cupboard)

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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