

Woodholls



Windmill Road, Thame, OX9 3QQ Guide price £460,000

This lovely extended three bedroom semi detached house is situated in a peaceful setting overlooking fields to the rear and close to the local park/recreation ground. The house has been carefully converted to a 2 bedroom house for their own preference but can easily be restored to its original layout with the addition of a stud wall. This can be seen in the 2 separate floor-plans included in this advert.

The property boasts a large rear garden and off street parking for 2 to 3 cars.

The accommodation comprises a large lounge, Dining room, large fitted kitchen, Utility area and home office. The first floor holds the family bathroom, bedroom 2 and the master bedroom that can be easily split to return the house to its original layout.

The garden has a large workshop plus additional shed to the bottom.

44 Buckingham Street, Aylesbury, Bucks, HP20 2LL

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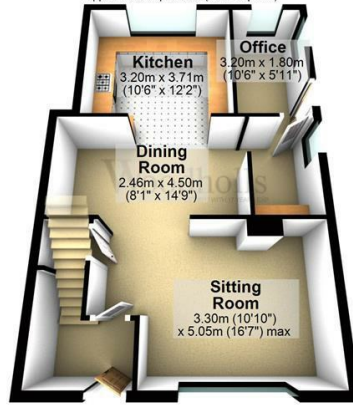
Outbuilding
Approx. 17.6 sq. metres (189.0 sq. feet)



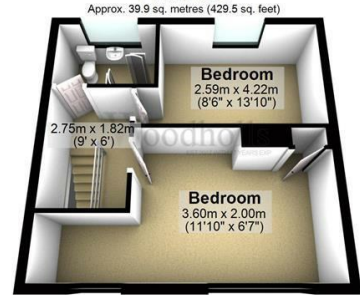
Outbuilding
Approx. 7.7 sq. metres (82.5 sq. feet)



Ground Floor
Approx. 54.8 sq. metres (589.9 sq. feet)



First Floor
Approx. 39.9 sq. metres (429.5 sq. feet)



Total area: approx. 119.9 sq. metres (1290.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		50
(39-54) E		
(21-38) F	13	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		