

FOR SALE



Van Diemens Road, Thame
Offers in Excess of £350,000


MARTIN&CO

Van Diemens Road, Thame

Key Notes:

- Three-bedroom mid-terrace home
- Spacious kitchen/dining area
- Separate sitting room
- Bright conservatory overlooking the garden
- Family bathroom & Downstairs WC
- Front and Rear Gardens
- Recently insulated loft with drop-down ladder
- Tenure: Freehold
- Council Tax Band: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Situated in the popular market town of Thame, this three-bedroom mid-terrace home offers generous and versatile accommodation, well suited to families, first-time buyers or those looking for a well-connected home within easy reach of Oxford, London and the surrounding countryside.

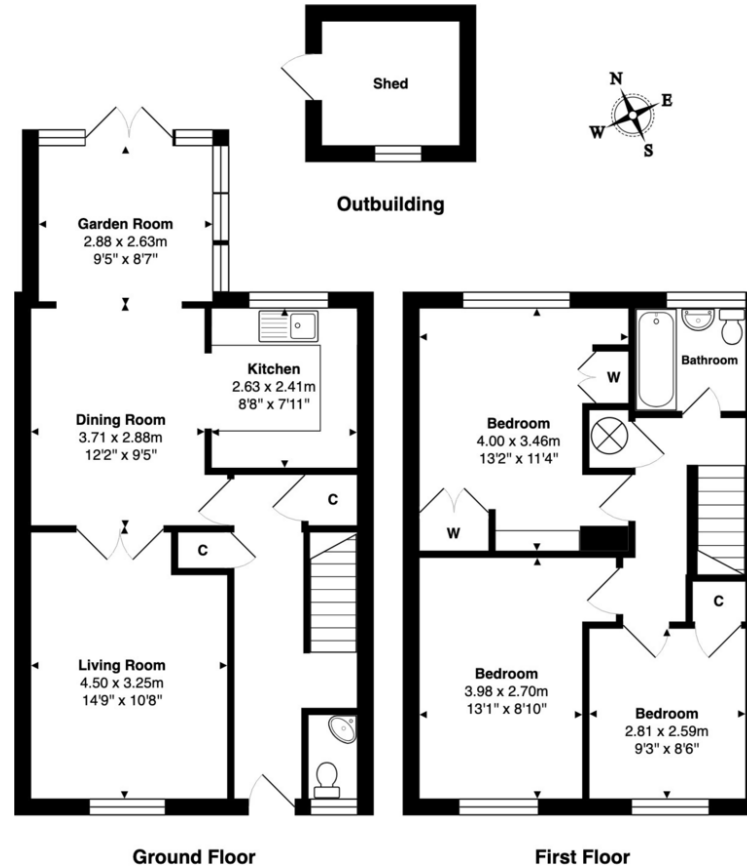
The ground floor comprises an entrance hall, a separate sitting room, a spacious kitchen/dining area and a useful downstairs WC. To the rear, a bright conservatory provides additional living space overlooking the garden, ideal as a seating area, playroom or home working space.

Upstairs, the property offers three bedrooms and a family bathroom. The home also benefits from a recently insulated loft with a drop-down ladder, providing useful storage potential.

Outside, there are front and rear gardens. The property is also well placed for local amenities, schooling and transport links, with Thame town centre offering a range of independent shops, cafés, restaurants, supermarkets and a weekly market.

For commuters, Haddenham & Thame Parkway provides direct rail links towards London, while the M40 is also within convenient reach. The area is well regarded for schooling, including Lord Williams's School and a choice of local primary schools.





Approx. Gross Internal Area 95.3 m² ... 1026 ft² (excluding shed)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
 Drawn by E8 Property Services. www.e8ps.co.uk

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