



2 London Road, Postcombe, Thame, Oxfordshire, OX9 7ED



Accommodation

Ground Floor

Entrance Hall, Sitting Room, Dining Room, Kitchen, Cloakroom.

First Floor

Landing, 3 Bedrooms, Shower Room.

Outside

Front Garden with pedestrian access, South-West facing Rear Garden, Garage and Parking.

2 London Road

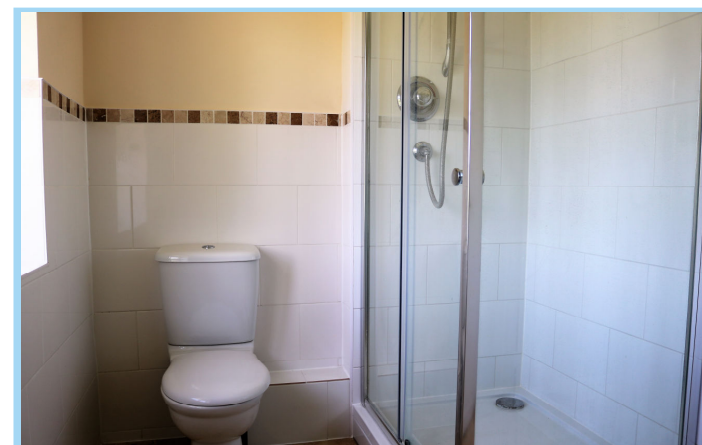
Set well back from the road and in the heart of this popular south Oxfordshire village, this is a very well presented and modernised three bedroom, two reception room mid-terrace family home with front and rear gardens, garage and parking.

To the ground floor, there is a good size and bright sitting room with working fireplace and French windows onto the garden, a fitted kitchen with ample cupboards and a door to the garden, a dining room with stairs to the first floor and understairs cupboard, an entrance hall and a cloakroom. To the first floor, there is a landing with an airing cupboard and access to the roof space, three good size bedrooms, all with built in wardrobe space, and a family shower room.

Outside, the front garden has pedestrian access and is laid mainly to lawn with a path to the front door. The sunny rear garden has a pedestrian gate leading from the parking area, is south-west facing, enclosed and laid mainly to lawn with mature shrub borders. The garage and parking are situated immediately to the rear of the garden with vehicular access from Salt Lane.



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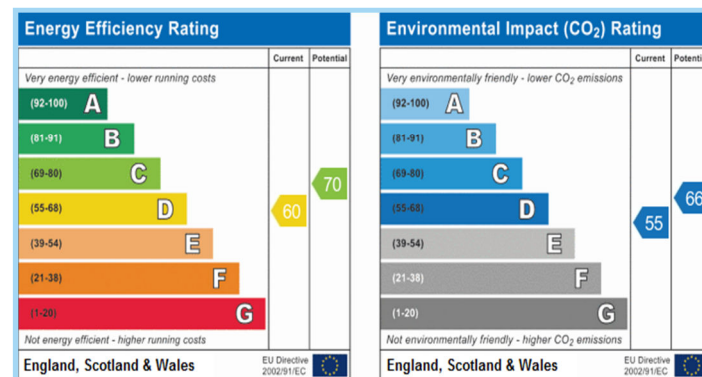


Postcombe

Postcombe is a popular village with excellent transport links and surrounded by beautiful countryside. It further benefits from a traditional pub and service station with shop.

For a wider selection of facilities, the picturesque and historic market town of Thame is about 4 miles away. It offers a wide array of local amenities including schools at all levels, sports clubs, a theatre and a leisure centre. There is a choice of supermarkets, including Waitrose, Marks & Spencer, Co-op and Sainsbury, a wide variety of high street stores, restaurants, cafés and pubs and a weekly market. There is a health centre with pharmacy, a number of dental practices and a cottage hospital.

Further and more comprehensive facilities can be found in Oxford and in Aylesbury, about 11 and 12 miles away, respectively.



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Directions

From our town centre offices, leave Thame in a southerly direction, heading towards Postcombe on the B4012, Thame Park Road. Continue for about 3½ miles until reaching the T-junction with the A40. Turn left and proceed into Postcombe. No.2 London Road will be found in the middle of the village, just after the right hand turning into Salt Lane, on the right.

Transport Links

M40 Motorway (Junction 6) – circa 1 mile.

Haddenham and Thame railway station – circa 6 miles.

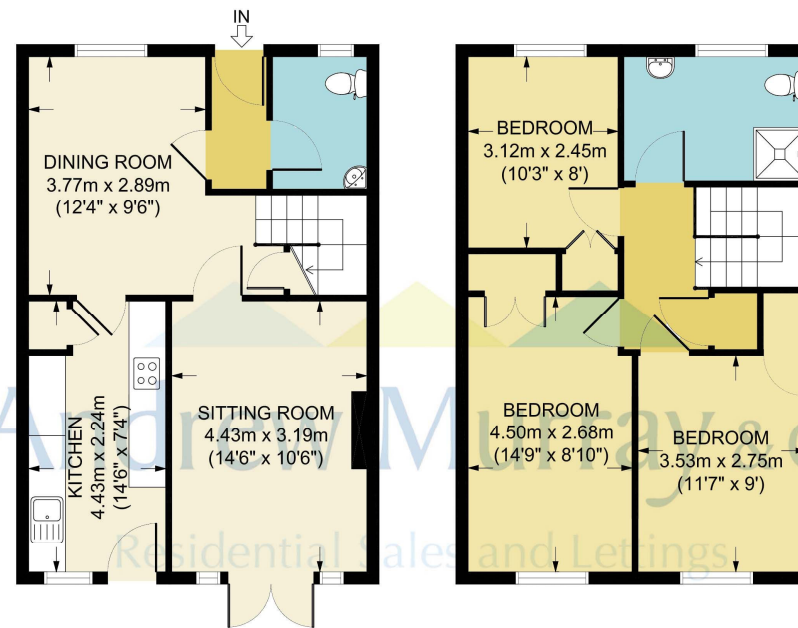
Oxford Tube - Coach Service to Oxford and Central London – circa 1 mile.

Broadband

Standard Broadband – Average available speed estimated at 8.00 Mbps.

Tenure

Freehold.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 495 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 495 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 990 SQ FT / 92 SQ M
2 LONDON ROAD OX9 7ED

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Services

Mains Electricity and Water. Private Drainage. Oil Fired Central Heating.

Local Authority

South Oxfordshire District Council – www.southoxon.gov.uk

Tax Band

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