

# HAMNETT HAYWARD



52 YOUENS DRIVE, THAME, OX9 3ZQ  
ASKING PRICE £595,000



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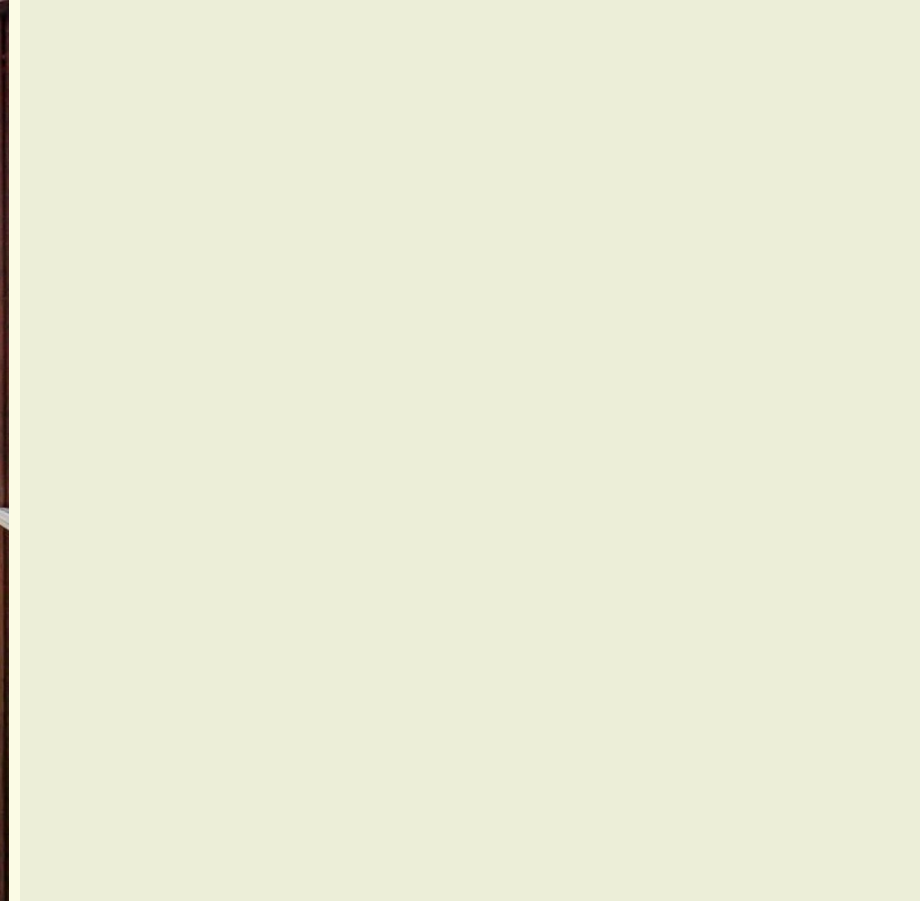
# 52 YOUENS DRIVE

## THAME, OX9 3ZQ

- A modern four bedroom detached family home forming part of a popular development
- Updated kitchen/breakfast room with quartz working surfaces and integrated appliances
- Four double bedrooms
- Enclosed rear garden adjoining the Phoenix trail
- London Marylebone in just 37 minutes from Haddenham & Thame parkway
- Superb 'family friendly' development overlooking a small green
- Sitting room overlooking rear garden
- Off street parking for 2-3 vehicles
- Within a short walk of John Hampden primary school

A generous four bedroom detached family home enjoying a popular setting within this 'Family Friendly' development. 52 Youens Drive is one of only three family homes constructed in this particular style, forming part of this highly sought after development on the fringe of the town, overlooking a pleasant open green. Constructed approximately 22 years ago by Crest Homes, the property forms part of this well regarded development providing direct access onto the stunning phoenix trail and within catchment of the reputable John Hampden primary school. Internally the property provides spacious and adaptable accommodation arranged over two floors, with particular emphasis on the first floor bedroom space, all four bedrooms are double rooms. The ground floor benefits from two reception rooms including a generous sitting room overlooking the rear garden and a further separate dining/family room overlooking the front. Of particular note is the kitchen, updated by the current owners and fitted with a comprehensive range of gloss fronted cupboard and drawer units with white Quartz working surfaces, extending into a peninsula for entertaining or dining. Integrated appliances include an inset double oven, microwave, fridge/freezer and dishwasher. Glazed double doors open directly from the kitchen to the rear garden. To the first floor are four double bedrooms, the master located to the front of the house with a built in wardrobe and opening to the en-suite shower room. The remaining three double bedrooms are served by a modern family bathroom. Outside, the property enjoys off street parking to the front for 2-3 vehicles, with a large timber planter for shrubs. Gated access is available to the left hand side of the property opening to the rear garden. The garden extends to approximately 35' in length and adjoins the phoenix trail at the rear with a good degree of privacy. The garden is completely enclosed with timber panel fencing and a paved terraced area is accessed from



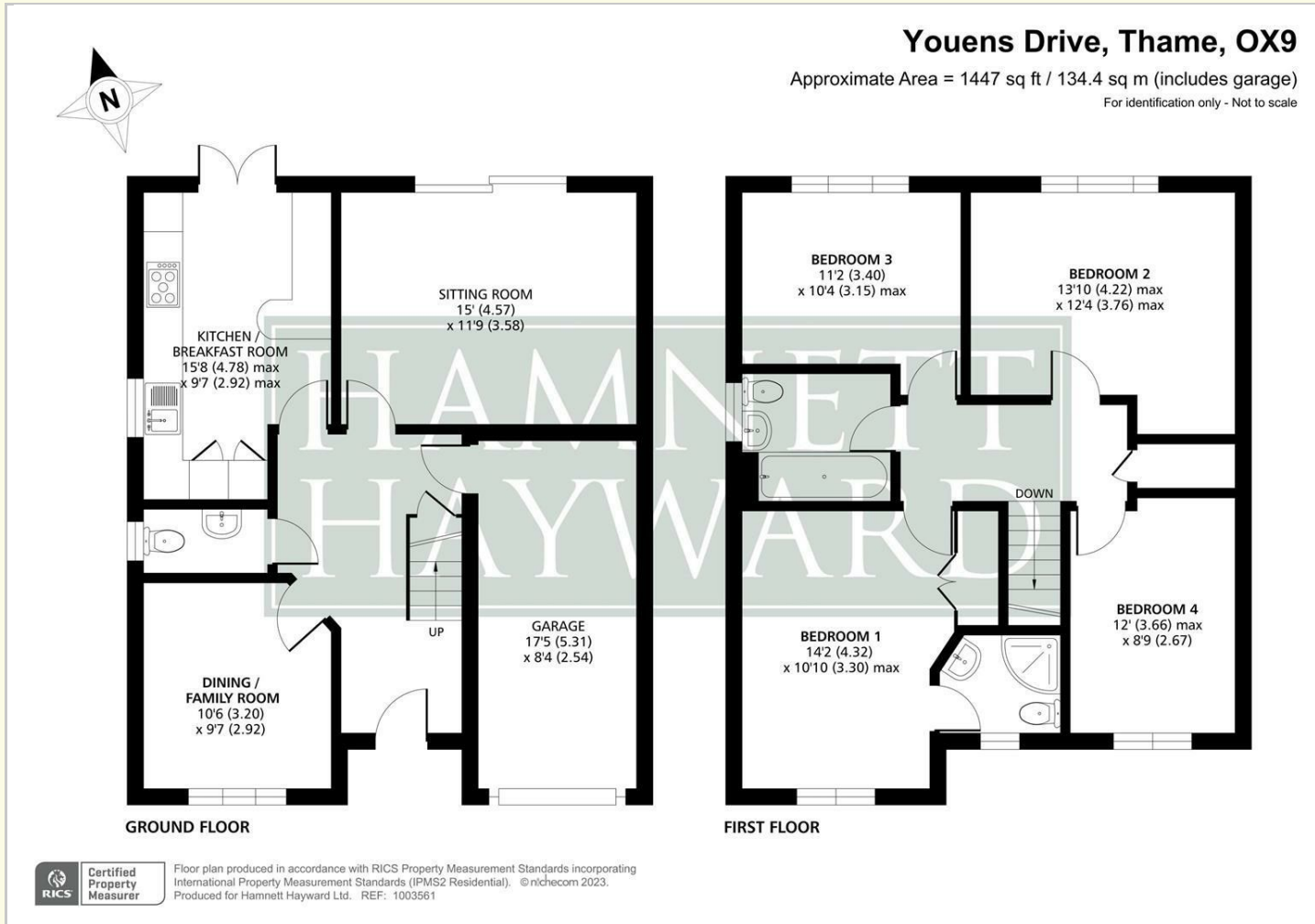


DIRECTIONS

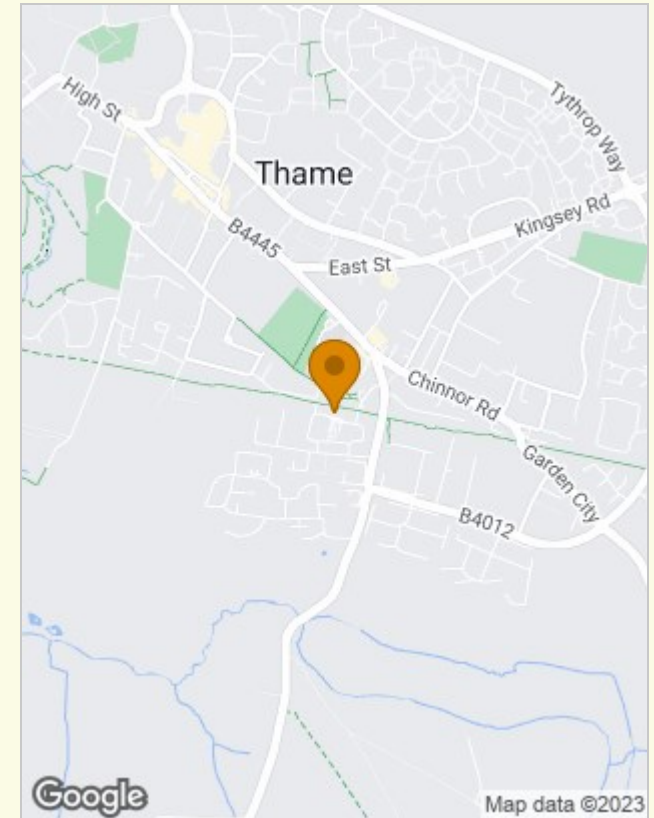




# FLOOR PLANS



# LOCATION MAP



# ENERGY PERFORMANCE GRAPH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# VIEWING

Please contact our Thame Office on 01844 215371 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.