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7 Lovell Close, Henley-on-Thames, Oxon RG9 1PX



## 7 Lovell Close, Henley-on-Thames, Oxon RG9 1PX



A generous 3 bedroom terraced family home situated in a quiet tucked away position with this popular cul-de-sac, close to Gillotts School and approximately 1 mile from Henley centre and railway station. Off-road parking, garage, attractive rear garden. Presenting a good opportunity to extend and refurbish.

Past the lawned front garden and the garage, a porch leads through a UPVC front door into the entrance hall. A large open-plan sitting and dining room has a west-facing picture window to the front, and French doors to the patio at the rear. The room is carpeted, with pendant lighting and a gas fireplace in a brick hearth.

A cloakroom has a wash-hand basin and a w.c., accessed via the entrance hall. There is an under-stairs cupboard housing the services.

The bright kitchen has wooden wall and base units with a formica worktop and tiled splash backs. There is an electric 4-ring hob with extractor fan over, a stainless steel sink and integrated dishwasher. A window overlooks the rear garden and there is a door out to the patio and garden. An outdoors storage room has a wooden door, and there is a wooden gate providing side access from the front of the property.

A wide carpeted staircase with wooden bannister leads up to the landing. Double cupboards contain the combination boiler and the airing cupboard.

Bedroom 1 is large double bedroom, carpeted, with a picture window to the front and a large fitted wardrobe, with a pendant light.

Bedroom 2 is large double bedroom which is carpeted, has a picture window to the rear garden, a large fitted wardrobe and a pendant light.

Bedroom 3 is a double bedroom with a window and a set of double French doors out to a balcony over the garage. There are large fitted wardrobes and a pendant light.

The family bathroom has a shower, a separate bath and a wash-hand basin, with a window to the rear. A separate room contains the w.c..

### Outside

The property is a 1960s terraced house, part-brick and with vinyl cladding.

The garage is attached to the front of the property, and is accessed next to the front door. It has lights, power and plumbing for laundry facilities, and an up-and-over door.

The pretty lawned rear garden is fully enclosed, and with specimen trees and mature planting in the flower beds.



### **Living in Lovell Close**

Lovell Close is a very popular and quiet cul-de-sac, just off Makins Road on the Wootton Manor development to the west of Henley town centre. Henley Station is approximately 1 mile away and there is a regular bus service to and from the town square, which stops on Makins Road.

The 'Top Shops' are just a short walk away and offer a 'One Stop' convenience store, a nail salon, laundrette, a Barber shop, 'Happy Wok' Chinese take away and a Pizza delivery.

Henley town centre has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a cinema, a theatre, excellent pubs and restaurants, a bustling market every Thursday and good schools for all ages. The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley railway station has links with London Paddington (via Twyford CrossRail 2021) 55 minutes.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

### **Schools**

Primary Schools – Sacred Heart Primary & Valley Road

Secondary Schools – Gillotts School

Sixth Form – The Henley College

Private – St Mary's School, Rupert House School, Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading.

### **Leisure**

Henley Leisure Centre is located next to Gillotts School and has a swimming pool, sports hall, squash courts and a gym.

Various River pursuits on the Thames and the world famous Henley Royal Regatta. The Henley Festival of Arts. Boating marina facilities available at Hambleden, Harleyford and Wargrave.

Golf at Henley Golf Club and Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty.

**Tenure** – Freehold

**Local Authority** - South Oxfordshire District Council

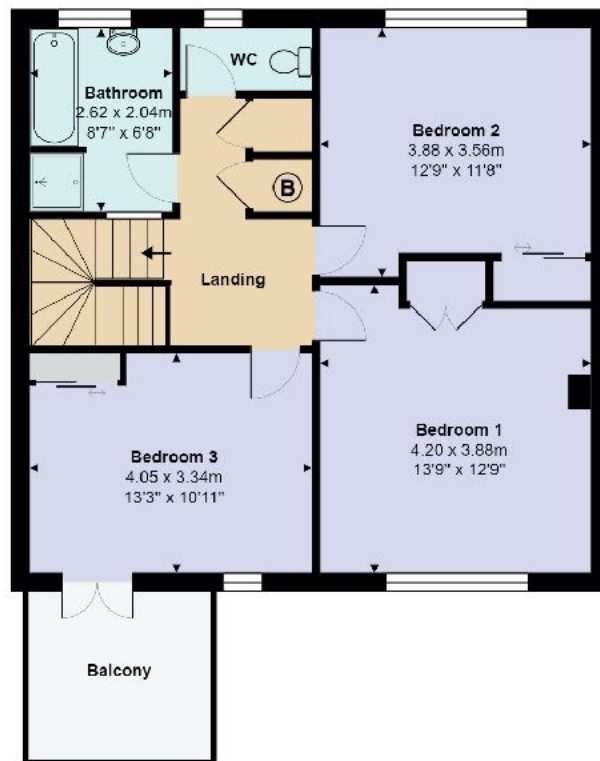
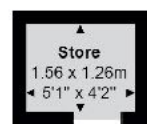
**Council Tax** - Band E





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Total Area: 132.9 m² ... 1431 ft² (excluding balcony)



All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		



**PHILIP  
BOOTH  
ESQ.**

Chiltern House  
45 Station Road  
Henley-on-Thames  
Oxon  
RG9 1AT

Tel: (01491) 87 65 44  
Mob: 07795 422 284  
email: [sales@philipboothsq.com](mailto:sales@philipboothsq.com)

Please note Philip Booth Esq Ltd has not tested the services and domestic appliances and cannot verify as to their working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. If such details are fundamental to a purchase, the purchaser/s should seek expert advice from solicitors/surveyors.