



PHILIP  
BOOTH  
ESQ.



## 29 Milton Close, Henley-On-Thames, Oxon, RG9 1UJ

£735,000

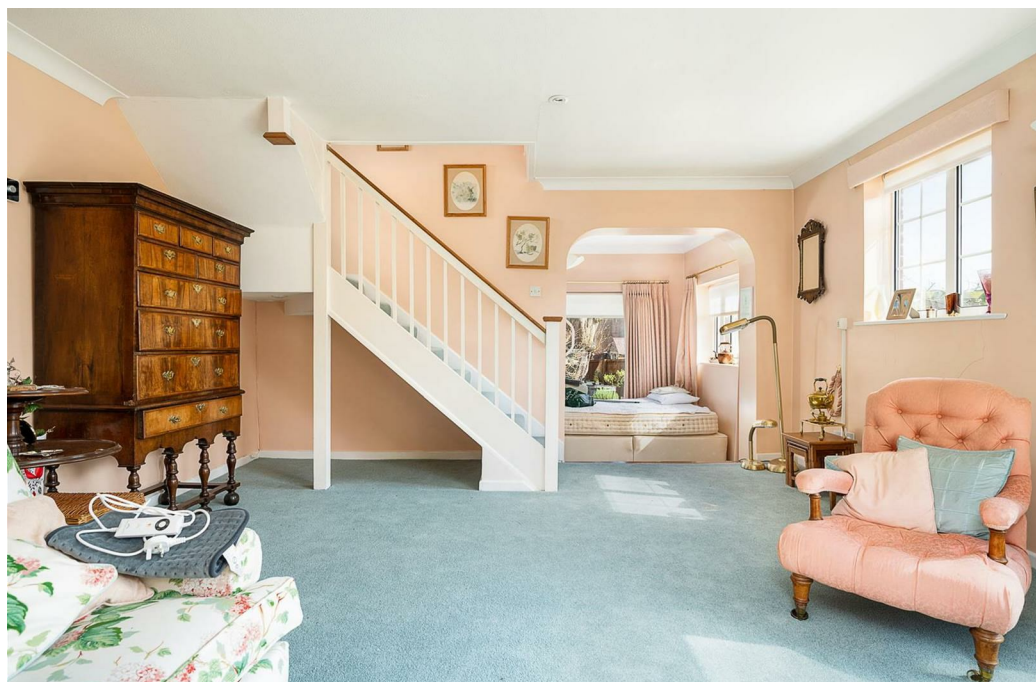
- A well-presented and extended end-of-terrace home
- Dining room/bedroom 4
- 3 first floor bedrooms (en suite w.c)
- No chain
- Just a few minutes walk from the town hall
- Ground floor shower room
- Driveway parking
- Sitting room with south facing aspect
- Study and utility room
- UPVC windows and doors

## 29 Milton Close, Henley-On-Thames RG9 1UJ

A bright, spacious and secluded gem of a 3-bedroom home situated in a sought-after cul-de-sac only 0.25 mile from Henley town centre. The house is well-presented and extended but offers potential for further development. The light and bright ground floor accommodation has windows and doors opening to the magical private rear garden and there is off-road parking to the front.



Council Tax Band: E



## ACCOMMODATION

The brick paved driveway leads to the UPVC glazed front door, which open into the entrance hall. A wide opening provides a study area with window to the front.

A further door opens into the utility room.

The bright kitchen has a window to the front and a good range of fitted wall and base units with integrated appliances including an electric oven and hob with a tiled splash-back and extractor fan above, a washing machine, a dishwasher and a fridge and freezer. A single drainer sink unit sits beneath the window.

The spacious sitting room has a rear aspect with glazed sliding doors opening onto a south facing paved patio terrace. A staircase leads to the first floor.

A wide opening and steps lead down to the dining room, which has a dual aspect with glazed sliding doors to the main garden area, and steps up to the shower room, which has a white suite comprising a shower cubicle, a pedestal wash hand basin, a low level w.c. and a heated towel rail.

A staircase leads up to the first floor landing with a storage cupboard.

Bedroom 1 has a front aspect with French doors opening to a balcony, built-in wardrobes and a door to an en suite, with wash basin and w.c.

Bedroom 2 has a rear aspect and built-in wardrobes.

Bedroom 3 has a rear aspect and a built-in wardrobe.

The family bathroom has a three piece suite with fully tiled walls. A panel bath

with a wall mounted shower over, a wash hand basin and a low level w.c. and an airing cupboard.

## Outside

A particular feature of this home is the large than average enclosed private rear garden, which has an extensive lawed area with mature shrub borders. There is a pedestrian gate leading out the the Henley College campus, which allows swift access directly towards the railway station and the south side of the town centre.

## LOCATION

Living in Milton Close

Milton Close is a popular residential road conveniently situated approximately 0.25 miles from Henley town centre and 0.5 miles from the railway station. The property is also ideally situated for several good primary schools. Gillotts School is within walking distance and Henley College is close by.

Henley 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 Station has direct links with London Paddington 55 minutes (via Twyford Elizabeth Line). There are regular bus services to the larger towns of Reading and High Wycombe, via Marlow.

## Schools

Primary Schools - Badgemore and Valley Road

Secondary Schools - Gillotts School

Sixth Form - The Henley College

Private - St Marys School, Rupert House School.

Buses operate to the larger Private Schools in Shiplake, Reading and Abingdon.

#### Leisure

The world-famous Royal Regatta takes place in July followed by the Henley Festival of Arts. Rewind Festival in August and Henley Literary Festival in September.

River pursuits include rowing, kayaking and sailing. Marina facilities at Harleyford and Wargrave; Golf at Henley Golf Club and Badgemore Park. Sports clubs Rugby, Hockey, Football and Lawn tennis.

There is superb walking, cycling and riding in the Chiltern Hills, a designated area of outstanding natural beauty. The Henley Park Run takes place in Tilebarn Close.

Phyllis Court is a private members country club, situated on the river has a gym and indoor pool and is a great place to socialise.

Tenure – Freehold

Services - All mains services

Broadband - Ultra fast broadband is available via Zzoomm

Local Authority - South Oxfordshire District Council

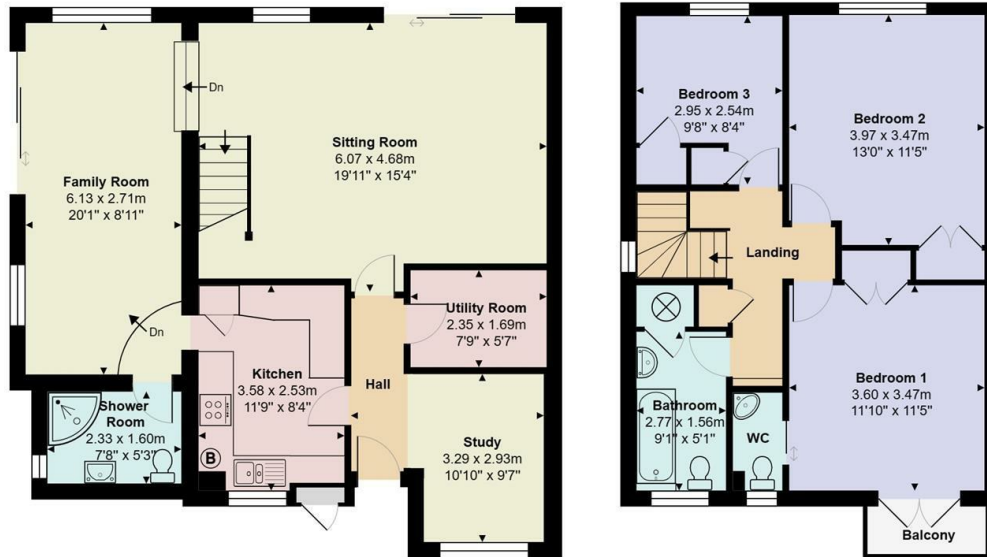
Council Tax - Band E





## Milton Close, Henley on Thames, RG9 1UJ

Approx. Total Area: 124.7 m² ... 1342 ft² (excluding balcony)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



## Directions

From our offices in Station Road turn right at the traffic lights, towards the town centre into Reading Road. At the next set of traffic lights turn left into Greys Road. Continue past the entrance to the car park on the right and take the next turning right into Deanfield Avenue. Continue up the hill, passing Henley College on your right, and turn right into Milton Close. The property will be found at the very end on the right hand side.

## Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		