



## 44 The Mews Friday Street, Henley-On-Thames, Oxon, RG9 1AH

£695,000

- Exclusive development of five homes
- Two first floor double bedrooms
- Garage in a block
- No onward chain
- Open-plan living space
- Fully tiled bathroom
- Additional car parking space
- Fitted shaker style kitchen
- Front garden with shrub borders
- Close to the station and River Thames

## 44 The Mews Friday Street, Henley-On-Thames RG9 1AH

A highly sought-after 2-bedroom mews house, set in a former stable range believed to date back to 1911. Conveniently situated in the heart of Henley town centre a short walk to the railway station and River Thames. Well presented accommodation includes an open-plan living room, with dining area a fitted kitchen, two first floor bedrooms, a bathroom and a garage with private car parking space. No onward chain.



Council Tax Band: E





## ACCOMMODATION

Originally a stable range dating back to 1911 and now an exclusive development of just five mews homes,

A part-glazed front door open into the Entrance hall with a cupboard. Doors open into the kitchen and into the open-plan reception room with two full height sash windows, creating a bright spacious living space with a dining area, stairs to the first floor with a useful storage cupboard under.

The kitchen features a good range of fitted shaker style wall and base units with work surfaces over with an inset stainless steel sink unit and metro style tiled splash-backs. Fitted single oven with gas hob over, space for a fridge and plumbing for a washing machine.

To the first floor there are two double bedrooms. The landing has a cupboard housing the gas fired boiler.

Bedroom 1 has a front aspect and a fitted wardrobe.

Bedroom 2 has a front aspect and two deep walk-in cupboards.

The fully tiled bathroom has a walk-in shower cubicle with a glass screen, a w.c and a wash hand basin.

## Outside

To the front of the property there is an area of lawn with shrub borders. In addition the property offers a single garage in a block with a parking space to one side.

## LOCATION

Living in Friday Street

Friday Street is a quiet street, a stone's throw from the main shopping area of the town. This area of Henley has many artisan shops including the Willow Basket, a popular take away and The Anchor pub. At the bottom of Friday Street is the River Thames with a short walk to the Regatta course and 5 minute walk to Henley railway station.

For those who want to be close to all amenities, this home is just a 5 minute walk from the town square, which holds a bustling market every Thursday and has many cafes and restaurants.

Henley-on-Thames has a good range of local shops, pubs, restaurants, a three-screen cinema and the 200-year-old Kenton Theatre. The world-famous Henley Royal Regatta takes place in

July, followed by the Henley Festival of Arts, the Rewind Festival in August and the Henley Literary Festival, which takes place every September/October. Phyllis Court country club is situated on the river and is a great place to socialise.

The commuter is well provided for with Henley Station just a short walk away, providing a regular train service to London Paddington via Twyford mainline station and Elizabeth Line.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

## Leisure

The River Thames offers various activities and as you would expect Henley has many local rowing clubs. There is a local paddle boarding club, canoe club, as well as a dingy sailing club at Wargrave. Marina facilities are found at Henley, Hambleden and Wargrave. Local golf clubs at Henley Golf Club and Badgemore Park Golf Club. Other local sports clubs include cricket, rugby, hockey, football and lawn tennis. There is superb walking, cycling and horse riding in the Chiltern Hills, a designated area of outstanding natural beauty or along the River Thames.

Trains and buses operate to Reading which offers excellent shopping at the Oracle Shopping Centre. Recreational facilities include the SCL Stadium, home to Reading Football Club, horse racing at Ascot, Windsor and Newbury and a number of elite Polo teams.

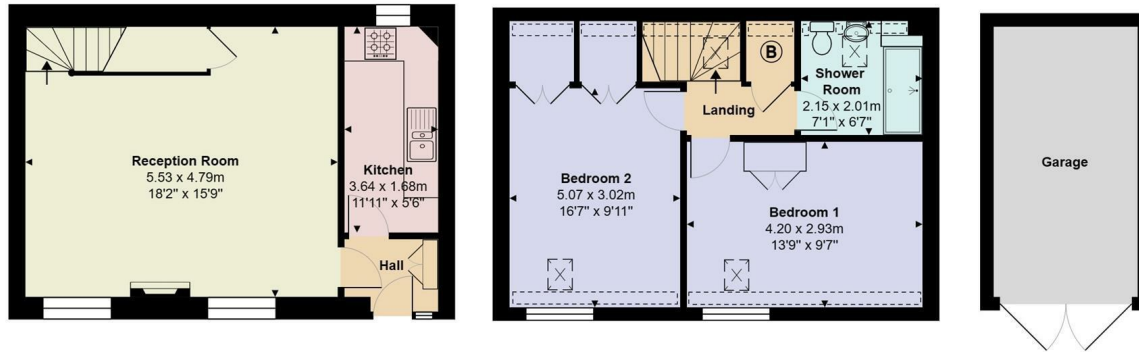
Local Authority: South Oxfordshire District Council

Council Tax: Band E

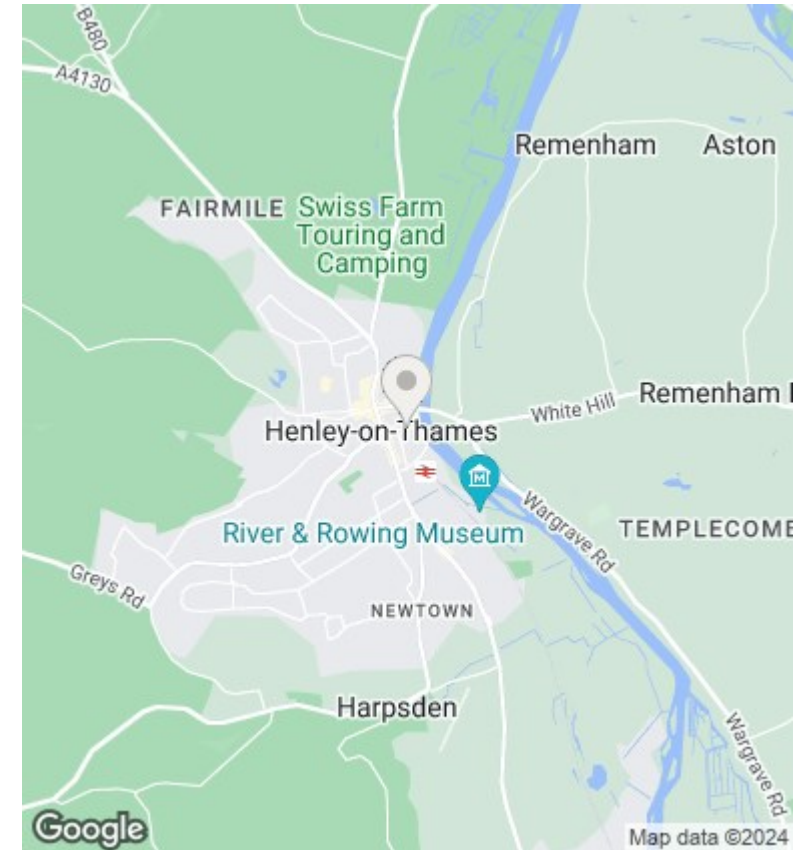
Services: All mains services

### The Mews, Friday Street, Henley on Thames, RG9 1AH

Approx. Total Area: 72.3 m<sup>2</sup> ... 778 ft<sup>2</sup> (excluding garage)



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, head towards to town centre via Queen Street. Turn right into Friday Street, where The Mews will be found 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		<b>90</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	