



PHILIP
BOOTH
ESQ.



34 Park Road, Henley-on-Thames, RG9 1DD

£500,000

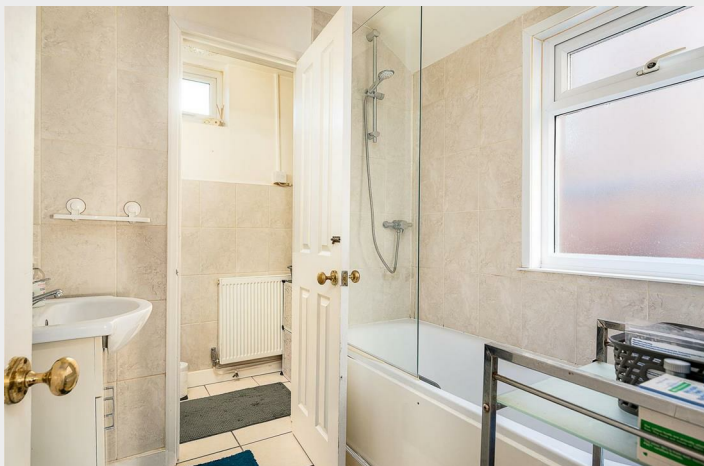
- A bay-fronted Victorian mid-terrace
- Sitting room with open fireplace
- Galley kitchen with modern units
- Separate w.c
- A short level walk to the station
- 2 double bedroom
- Separate dining room
- Bathroom with bath and shower
- South-facing enclosed rear garden
- No onward chain

34 Park Road, Henley-on-Thames RG9 1DD

A charming 2-bedroom bay-fronted Victorian mid-terrace home of over 700sq.ft, conveniently situated in a popular no-through residential road close to Henley railway station, river and town amenities. 2 reception rooms, galley kitchen and ground floor bathroom. Enclosed south-facing rear garden.



Council Tax Band: D



ACCOMMODATION

This terraced home has an attractive two-toned brick frontage, and a chequerboard tiled pathway to the wooden front door.

Through the front door and into the sitting room, with a double-glazed bay window, carpeting, and an open fireplace with a wooden surround and tiled hearth.

A door opens to the dining room, a bright room with a south facing window to the rear, the chimney breast and has recesses to either side. The room is carpeted, and stairs to the first floor with open space under providing a useful area for storage or furniture. A door leads to the galley kitchen.

The kitchen has wooden shaker-style wall and base units with worktops over with an inset stainless steel sink under the window. There is space for a fridge-freezer, a freestanding cooker, which has a stainless steel extractor hood over, and space for a washing machine. A tiled floor and part tiled walls. From the kitchen, a part-glazed UPVC door opens outside to the side return and the south-facing rear garden.

A door leads into the bathroom, with floor-to-ceiling tiles, a panelled bath with shower over, a wash hand basin set into a cabinet, and a window obscure glass. A separate w.c. has a tiled floor and part-tiled walls, a high-level window, and a low level w.c.

Up the carpeted stairs to the two double bedrooms.

Bedroom 1 has a front aspect with a double-glazed window, is carpeted and has a period fireplace.

Bedroom 2 has a rear aspect with a south-facing window, an ornate Victorian fireplace with surround, and is carpeted.

Outside

To the rear of the property is the enclosed walled garden, featuring the original brick and coping stone boundary, with raised beds with established shrubs, and a pathway. The garden is accessible via a pedestrian pathway and wooden gate to the side of the property.

LOCATION

Living in Park Road

Park Road is a quiet tucked away residential road situated just a short level walk from Henley town centre, railway station and River Thames. There are regular bus services to Reading and High Wycombe

with bus stops on Reading Road.

Henley has a Waitrose supermarket and a host interesting independent shops and boutiques. There's a 3 screen cinema and an historic theatre.

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 via Twyford (Elizabeth Line).

Reading - 8 miles

Maidenhead M4 Junction 8/9 - 10 miles

Stokenchurch M40 Junction 5 - 13 miles

London Heathrow - 25 miles

London West End - 36 miles

Schools

Primary Schools - Trinity Primary (Ofsted Outstanding), Sacred Heart Catholic Primary school

Secondary Schools - Gillotts School (Ofsted Outstanding)

Sixth Form - The Henley College

Prep schools include St Mary's School and Rupert House School

School buses operate to Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading, Cranford House, Abingdon Boys School and St Helen and St Katharine Abingdon.

Leisure

River pursuits include Henley sailing club, local canoe clubs and various rowing clubs with world famous Henley Royal Regatta taking place each summer. There are marina facilities at Hambleden and Wargrave. There are several golf clubs including Henley Golf Club, Badgemore Park Golf Club. The Chiltern Hills area of outstanding natural beauty provides superb walking, cycling and horse riding.

Tenure - Freehold

Local Authority - South Oxfordshire District Council

Council Tax - Band D



Directions

From Station Road, at the traffic lights with Reading Road turn left. Continue for approx 400m and just after Jewsons turn left into Park Road. The property will be found just past Grove Road on the right hand side.

Viewings

Viewings by arrangement only. Call 01491 876544 to make an appointment.

EPC Rating:

D

