

B**PHILIP
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117 Reading Road, Henley-On-Thames, RG9 1BX

£490,000

- A bay-fronted Victorian end-of-terrace home
- Modern fitted kitchen with a glazed door to outside
- Bedroom 1 has a dual aspect
- No onward chain
- Open-plan living space
- Stylish wet room with modern fittings
- Bedroom 2 has a rear aspect
- Double glazed bay windows with shutters
- Newly carpeted first floor
- Further potential to extend and convert the loft

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

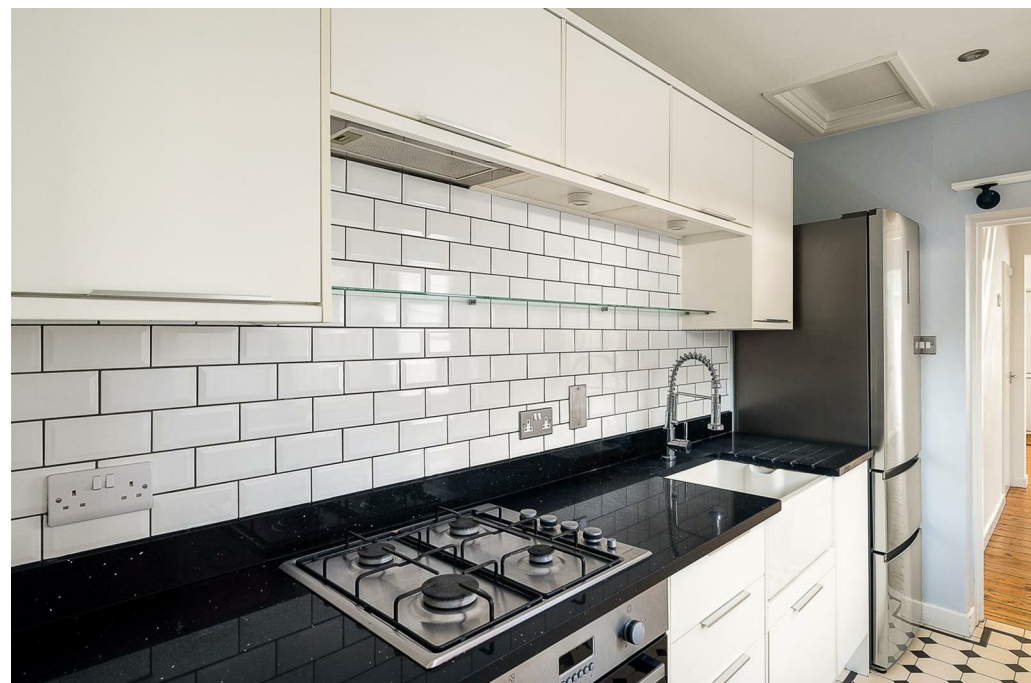
sales@philipboothsq.com
www.philipboothsq.com

117 Reading Road, Henley-On-Thames RG9 1BX

A delightful 2 double bedroom, bay fronted end of terrace home with open-plan living space, a modern fitted kitchen and a wet room. A particular feature is the wider than average walled landscaped rear garden. Situated just a short level walk to Henley town centre and railway station.



Council Tax Band: D



ACCOMMODATION

A wrought iron gate opens to the front garden with a low brick wall with iron railing. A Victorian style diamond patterned tiled path leads to the front door.

The recently fitted modern composite front door opens into the open-plan living space. There is a double glazed bay window to the front with shutters and exposed varnished wooden floor boards and chimney breasts with recessed shelving either side. There is a storage cupboard under the stairs, a feature vertical radiator by the front door and another low-level radiator under the window with the rear aspect.

The kitchen, which was fitted in 2016, comprises a range of fitted wall and base units with quartz worktops with an inset Belfast sink, stylish white 'metro' tiled walls with contrasting grout and pelmet lighting over. White goods include a fridge/freezer, a microwave, an integrated electric oven and gas hob and an extractor fan above. There is recessed spot lighting, Victorian style black and white tiled flooring, a window to the side and a radiator.

Between the kitchen and the wet room there is a utility area with a washer dryer (included) and the wall mounted gas fired boiler above. There is a glazed door leading outside and a sliding door into the wet room.

The wet room which was also fitted in 2016, has a low level w.c., vanity wash hand basin, heated towel rail, spot lighting and fully tiled walls and floor with underfloor heating. The shower has rainfall shower head and a hand held shower attachment. There is an obscured double glazed window to the rear.

To the first floor landing there is a window looking over Park Road to the side, doors to the bedrooms, a pendant light and loft access.

Bedroom 1 is a carpeted double bedroom that has a dual aspect with double glazed windows looking over Park Road to the side and Reading Road to the front, both with shutters.

Bedroom 2 has a double glazed window to the rear and fitted shelves.

Outside

The glazed door from the kitchen opens to a brick paved pathway that leads to the rear garden. The landscaped rear garden is rectangular in shape with a lawn, a paved pathway and a patio terrace under the pergola to the rear of the garden.

There is a shrub bed that runs the length of the left hand boundary, feature garden lightning and slatted privacy screening on the right hand side wall and gate out to the front of the house.

LOCATION

Living on Reading Road

The property is situated just a short level walk from Henley town centre, the railway station and River Thames.

The Three Horseshoes Pub - a popular 'local' with an attractive outdoor space, and favourable reviews for its food on TripAdvisor. Further down the road is the petrol filling station, which acts as a useful convenience store and hosts both a Subway and a Greggs bakery concession, and the ever popular Smarts Fish Bar is only a few minutes walk away.

Henley has a Waitrose supermarket and a host of independent shops and boutiques, a 3 screen cinema and an historic theatre. Further out of town towards Reading is the Tesco superstore.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station has links with London Paddington via Twyford including the Elizabeth Line. There are regular buses to Reading and High Wycombe with bus stops on the Reading Road.

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 School - 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, Cranford House, Abingdon Boys School and St Helen & St Katharine.

Leisure

Henley has vibrant sporting and member clubs, including Henley Hawks Rugby Club, Hockey for all ages, Football, Henley Cricket Club, and Phyllis Court Club. River pursuits include the Henley sailing club, local canoe clubs and various rowing clubs with the 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





Reading Road, Henley-on-Thames, Oxon

Approximate Gross Internal Area = 63.0 sq m / 683 sq ft

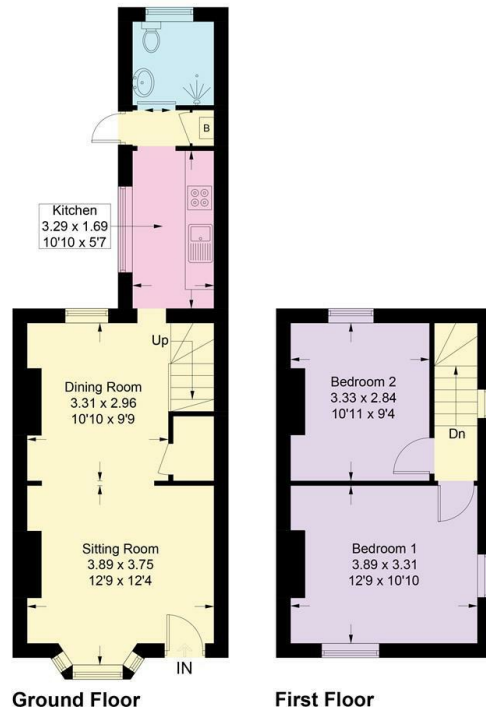
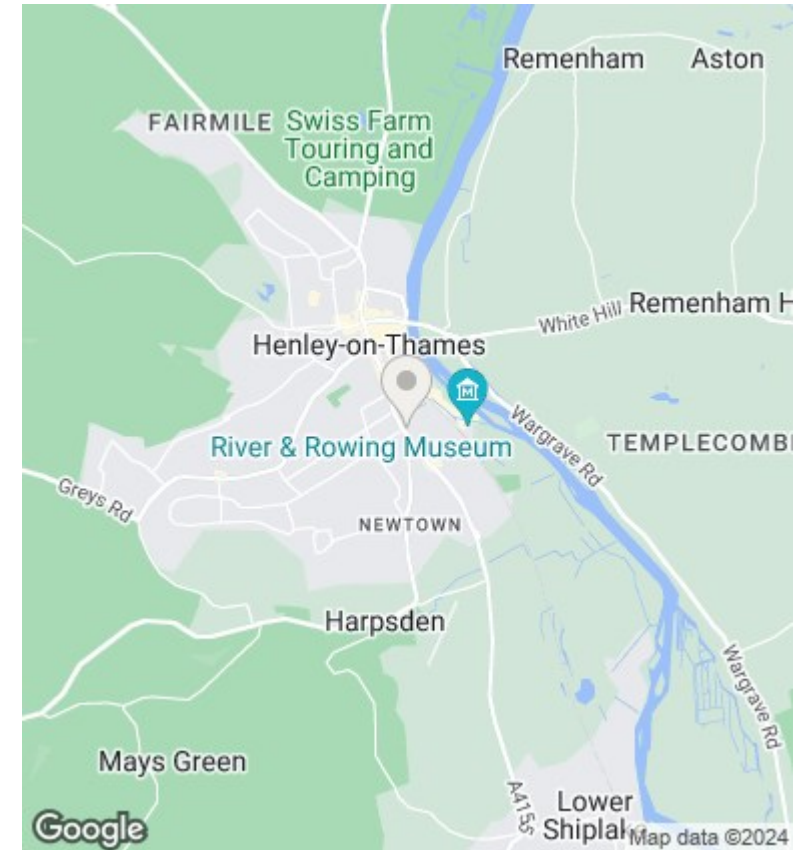


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans@eeketch.com © (ID1037905)



Directions

From Station Road, at the traffic lights with Reading Road turn left. Continue for approx 400m where the property will be found on the left.

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)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	52	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	