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## 20 Singers Close, Henley-On-Thames, Oxon, RG9 1HD

£550,000

- Mid-century modern end-of-terrace home
- Sitting room with sliding doors to the garden
- Bathroom with a modern white suite
- Single garage with door from the garden
- Close to Henley station and good schools
- Dining area with space for a table
- South facing rear garden
- Modern fitted kitchen
- Three first floor bedrooms
- Detached garden office

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

sales@philipboothsq.com  
www.philipboothsq.com

# 20 Singers Close, Henley-On-Thames RG9 1HD

A recently modernised 3-bedroom end-of-terrace home, situated in a popular residential neighbourhood, a short walk from Henley railway station and within Trinity School catchment area. The property benefits from a modern kitchen and bathroom, a detached garden office and a door in to the garage from the rear garden.



Council Tax Band: C



## ACCOMMODATION

A part-glazed front door opens into the entrance hall with stairs to the first floor.

The cloakroom has a wash hand basin and a w.c.

The bright kitchen is open to the reception room and has a good range of modern fitted wall and base units, with composite quartz work surfaces with a matching splash-back and an inset undermount stainless steel sink unit with a mixer tap under a large picture window to the front. Integrated fridge, plumbing for a washing machine, inset electric ceramic hob with single oven.

Through to the large reception room with useful under-stairs storage. This bright room has a dining area with space for a table, which opens into the sitting room, which has a south facing aspect with sliding doors opening to the rear garden.

Up the carpeted stairs to the first floor landing.

Bedroom 1 is a double bedroom with a picture window with a front aspect and a built-in wardrobe.

Bedroom 2 is a double bedroom has a rear aspect and a built-in wardrobe.

Bedroom 3 is a single bedroom with a window to the rear.

The family bathroom features recently fitted white suite comprising a bath with shower over and glass screen, a vanity unit with wash hand basin and w.c., fully tiled walls and a heated towel rail.

Outside

The pretty rear garden is terraced, with extensive paved patio with raised shrub borders with established planting enclosed by panel fencing and established brick wall. A door opens into the adjoining single garage. A gravel path leads to the purpose built DETACHED GARDEN OFFICE with light and power. A pedestrian gate opens to the rear.

## LOCATION

Living in Singers Close

Singers Close is situated in a sought-after residential neighbourhood situated just a short walk from Henley town centre, railway station and River Thames. Popular with families with both St Marys Prep School and Trinity Primary School close by. In addition to the station there are regular buses to Reading and High Wycombe, via Marlow with bus stops on Reading Road.

Henley town centre has a Waitrose supermarket and a host of interesting independent shops and boutiques. There's a 3 screen cinema and a 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 the Elizabeth Line at Twyford.

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 Good), Sacred Heart Catholic Primary school

Secondary Schools - Gillotts School

Sixth Form - The Henley College

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

N.B 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 and 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 C



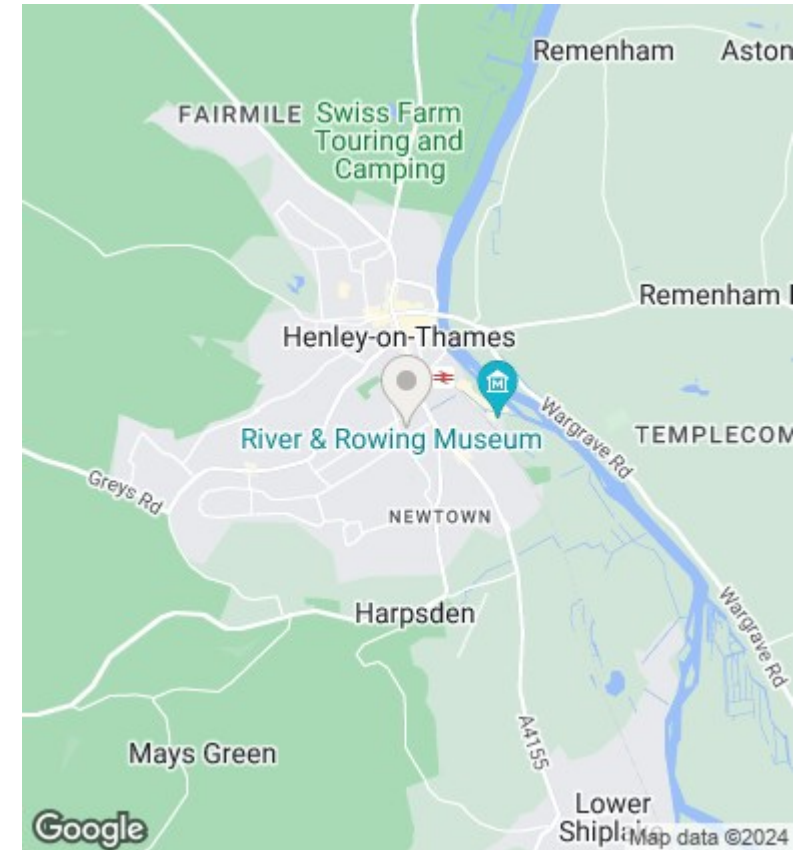


## Singers Close, Henley on Thames, RG9 1HD

Approx. Total Area: 75.0 m<sup>2</sup> ... 807 ft<sup>2</sup> (excluding garage, garden studio/ home office)



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 left at the traffic lights into Reading Road. Turn first right into Hamilton Avenue and follow the road around the left hand bend, passing Trinity School into Vicarage Road. Take the second turning on the left into Singers Lane, where the property 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>	<b>73</b>	
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	