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## 124 Luker Avenue, Henley-On-Thames, Oxon, RG9 2HH

£575,000

- 3 bedroom semi-detached home
- Open-plan kitchen / diner with separate utility room
- New upstairs bathroom
- No onward chain
- Refurbished to a high standard with tasteful decor
- Sitting room with sliding doors out to deck
- Enclosed rear garden with deck, lawn and raised beds
- Quiet cul-de-sac location, .5 mile from town centre
- 2 good double bedrooms and 1 single bedroom
- Garden home office with adjoining shed

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# 124 Luker Avenue, RG9 2HH

A charming refurbished 3-bedroom semi-detached mid-century modern home in a quiet location, with open-plan living, a landscaped rear garden and presented in good condition. Approx .5 mile to Henley town centre and amenities. No onward chain.



Council Tax Band: D



## ACCOMMODATION

The front exterior is an attractive brick and white render finish. A small front garden has views across the Chilterns and towards Henley.

The property was fully refurbished in recent years by the current owners, including new windows, doors, electrical wiring, decoration, heating and plumbing. Substantial wooden interior doors are an attractive upgrade to the property.

The contemporary UPVC part-glazed front door opens into a welcoming vestibule, bright with windows. The hallway has wood laminate flooring, and a cupboard under the stairs provides useful storage.

Into the kitchen, which is a dramatic room with elaborate floor tiles, dark finishes and painted modern shaker-style fitted base units with brass accessories. A polished wooden 'butcher-block' worktop extends to a breakfast bar peninsula, with inset wine bottle storage; and a 'metro' tiled splashback runs the length of the room, with a Belfast sink and draining board set under the front-facing window. A brass rail with pan hooks sits beneath a wooden shelf. There is an integrated slimline dishwasher, space for a 5-ring range cooker with ovens, and space for a fridge-freezer. The kitchen is open to the dining area, with space for a 6-8 seater rectangular table and a pair of French doors out to the deck.

From the kitchen, a useful larder cupboard has been built into the under-stairs space. A further vestibule has a part-glazed UPVC door leading to the side of the property, and provides access to the large utility laundry room. This space has ample room for a washing machine, tumble dryer, and a further freezer, with wall-mounted and fitted cupboards. The utility room also contains the downstairs bathroom, with w.c., wash hand basin, a corner shower, and a heated towel rail.

Accessed either from the kitchen / dining area, or directly from the central hallway, the sitting room is another dramatic reception room, with fitted recessed shelving, a large sliding glass door leading out onto the deck and garden beyond, and recessed lighting.

Up the carpeted stairs to the first floor.

Bedroom 1 is a carpeted double with space for a 'super-king'-sized bed, with 3 windows to

the rear, and attractive fitted wardrobes with a designer wallpaper finish. There is a stylish pair of glass bedside lamps suspended from the ceiling.

Bedroom 2 is a carpeted double with a window to the rear, and a hatch providing loft access.

Bedroom 3 is a carpeted single bedroom, with a window to the front and a cupboard which houses the boiler.

The bathroom has a window to the front, and features a panelled bath with shower head over, a wash hand basin set into a drawer unit, a w.c., and a heated towel rail. Attractive tiling and a wall-mounted mirror make the room feel spacious and contemporary.

## Outside

The rear garden has been landscaped, with a raised deck made from railway sleepers, under a pergola, and steps down to the garden which is primarily laid to lawn with raised beds and privacy fencing. The beds contain herbs, shrubs and an espaliered plum tree. The detached garden room comprises a shed unit, and a home office with power, connectivity, insulation and heating.

Services - Mains Gas, Electricity, Water and Drainage

Broadband - Superfast via BT. Ultrafast Fibre to the premises via Zzoomm - up to 2GBPS download

## LOCATION

Living in Luker Avenue

Luker Avenue is located 1/2 a mile from the town centre, with the River Thames and railway station a 10-15 minute walk away.

Henley has a strong community, with a wide selection of shops, including a Waitrose supermarket; there are boutiques, a cinema, a theatre, excellent pubs and restaurants, a wealth of independent local food producers, 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 both the Elizabeth Line and mainline rail network). There are regular bus services to the larger towns of Reading and High Wycombe, via Marlow.

#### Schools

Primary Schools - Badgemore

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

River pursuits include Rowing and Kayaking. The world-famous Royal Regatta takes place in July followed by the Henley Festival of Arts. Rewind Festival in August.

Marina facilities at Harleyford and Wargrave; Golf at Henley and Badgemore Park, Rugby, Hockey, Cricket, Football and Lawn tennis clubs. A short walk from the property is Freemans Meadow - a public play park with climbing frames.

There is superb walking, cycling and riding in the Chiltern Hills, a designated area of outstanding natural beauty, with a public footpath a short distance from the house. Phyllis Court private members Club is situated on the river and is a great place to socialise.

Tenure - Freehold

Local Authority - South Oxfordshire District Council

Council Tax Band - D







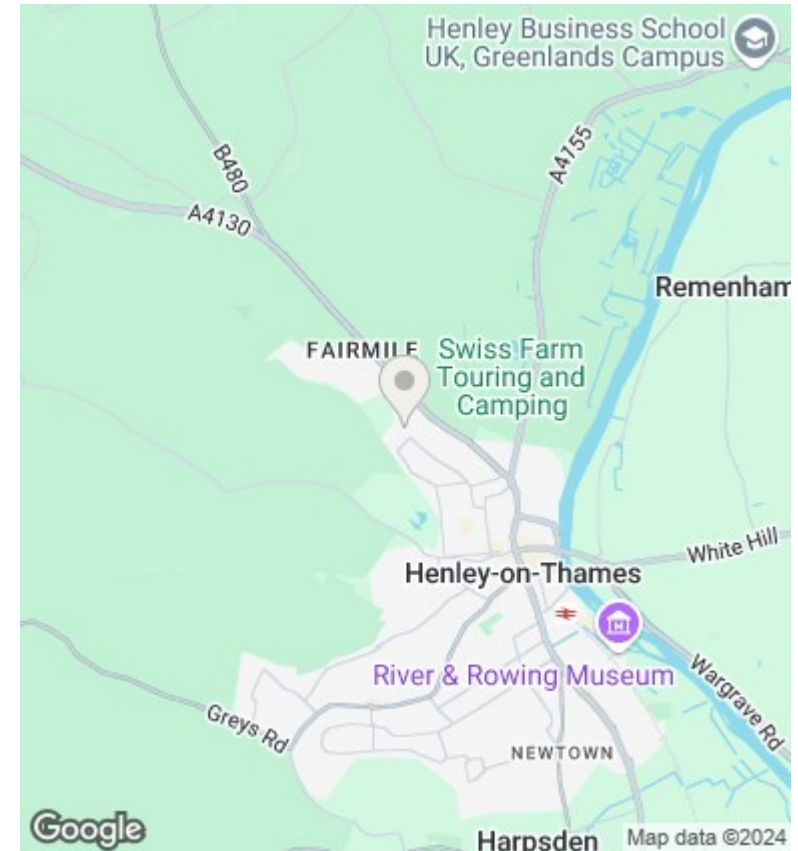




Luker Avenue, Henley-on-Thames, Oxfordshire, RG9 2HH

The approximate total area for the elements of the property represented on the floorplan is 94 SqM (1010 Sq.Ft)

This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.



## Directions

## 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>85</b> |
| (69-80) <b>C</b>                            | <b>71</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 |           |