



PHILIP  
BOOTH  
ESQ.



## 17 Manor Road, Henley-On-Thames, Oxon, RG9 1LT

£825,000

- A 4-bedroom detached family home
- Extended to provide spacious accommodation
- Tandem garage with light and power
- Sought-after residential road
- Scope for further development
- No onward chain
- In need of modernisation
- Large garden with mature trees

# 17 Manor Road, Henley-On-Thames RG9 1LT

Situated in a highly sought-after residential road, approximately 0.5 miles from Henley town centre and walking distance to good local schools. A well loved 4-bedroom detached family home in need of extensive modernisation, thus enabling a buyer to put their own stamp on this property. Benefitting from a garage and a large rear garden.



Council Tax Band: F



## **ACCOMMODATION**

The part-glazed front door opens into the entrance hall.

The ground floor cloakroom with w.c..

The sitting room has a front aspect and an exposed brick fireplace housing a gas coal effect fire. Pocket doors open to the sitting room extension with wood-block flooring and a rear aspect.

There is a dining room, which opens into the family room, which has a rear aspect with doors opening to the rear garden.

The kitchen has a range of fitted wall and base units with space for a cooker and plumbing for a washing machine.

Carpeted stairs lead up to the first floor. There is a loft hatch providing access to the spacious roof space, which has further potential for conversion.

Bedroom 1 has a rear aspect, a cupboard housing the hot water tank and a wash hand basin.

Bedroom 2 has a front aspect and built-in wardrobes.

Bedroom 3 has a rear aspect and built-in wardrobes.

Bedroom 4 has a rear aspect and built-in wardrobes.

The family bathroom has a white suite comprising a panel enclosed bath with shower, a low level w.c, a wash hand basin and heated towel rail.

## **Outside**

Glazed doors open from the family room to steps down to the large garden with mature shrub borders. Enclosed by panel fencing.

To the front there is off-road parking for 1 car on the drive, which also provides access to the garage, which has light and power.

## **LOCATION**

Living in Manor Road

Manor Road is a popular residential road situated off St Andrews Road, with a range of different individual types of houses and bungalows.

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.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and the Midlands. Henley Station has links with London Paddington 55 minutes (via Twyford Crossrail - Elizabeth Line).

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

Reading offers excellent shopping at the Oracle Shopping Centre. Recreational facilities include the Select Car Leasing Stadium, home to Reading Football Club, with horse racing also available at Ascot, Newbury and Windsor.

#### Schools

This family home is perfectly located for both private and local schools. It is within catchment for Trinity Primary School (Ofsted Good), Sacred Heart Catholic School, and Gillotts Secondary School (Ofsted Outstanding). Henley Sixth Form College is approximately 0.5 miles away.

#### Leisure

River pursuits include rowing and kayaking with several good clubs along the Thames. Marina facilities are found at Hobbs in Henley, at Harleyford and Wargrave. Golf at Badgemore Park Golf Club which is within walking distance. Henley lawn tennis club is located a short walk away at Henley College playing fields. There is superb walking, cycling and riding in the Chiltern Hills, a designated area of outstanding natural beauty. Phyllis Court country club is situated on the river and is a great place to socialise.

Service: All mains services

Local Authority - South Oxfordshire District Council

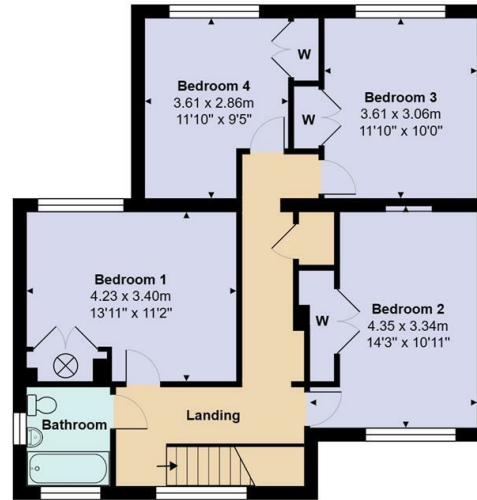
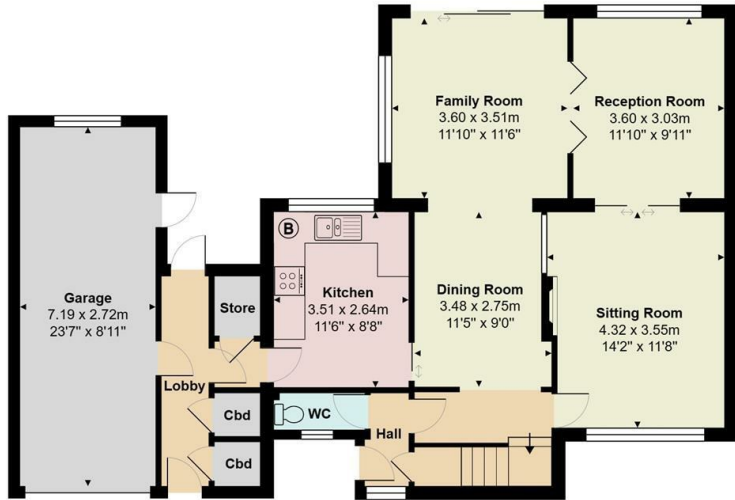
Council Tax Band - F



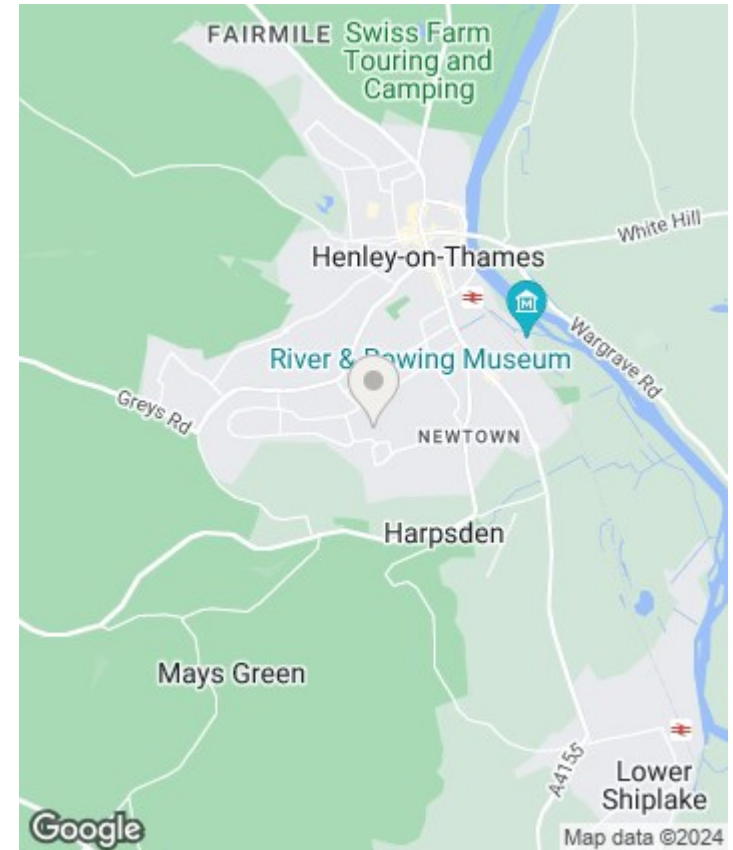


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Approx. Total Area: 143.3 m<sup>2</sup> ... 1542 ft<sup>2</sup> (excluding cbds, lobby, garage)



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 office in Station Road, turn left into Reading Road. Take the 3rd right turn into St Andrews Road. Continue over the crossroads and continue up St Andrews Road. Take the 4th turning on the left into Manor Road where the property will be found on the left-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>		
(81-91) <b>B</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		
	64	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	