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## 11 Gainsborough Road, Henley-on-Thames, Oxon, RG9 1SZ

£565,000

- A well presented end-of-terrace home
- Modern fitted kitchen
- 2 further bedrooms
- Off-road parking
- Family room with sliding patio doors
- Conservatory with doors to the garden
- Modern family bathroom
- Sitting room with fireplace
- Principal bedroom with en suite
- Private rear garden with detached home office

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# 11 Gainsborough Road, Henley-on-Thames RG9 1SZ

A 3-bedroom home situated in a prominent corner plot, approximately 0.6 miles from the town centre. This striking end-of-terrace house has been extended and modernised throughout to create a comfortable family home. The property has a westerly facing rear garden with a purpose-built home office. There is driveway parking for up to 3 cars and further potential to extend to the side or convert the loft STPP.



Council Tax Band: D



## ACCOMMODATION

Steps lead up to the part-glazed front door.

The spacious entrance hall has laminate wood flooring which continues throughout the ground floor. A staircase leads to the first floor with some useful storage under.

The ground floor extension makes space for the family room, which has a large bay window to the front and sliding patio doors open to the garden.

The sitting room has a bay window, a fireplace with decorative tiled slips and wooden surround with mantle. There is built in storage and book-shelving within the chimney recess to the left. To the right there is a feature arch with fitted bench seating.

The kitchen has a recently installed white kitchen with a range of wall and base units with feature subway tiled walls with contrasting grout. A ceramic sink with mixer tap, a 4 ring gas hob with extractor fan over. On the opposite wall there are matching floor to ceiling cupboards, with an integrated dishwasher, fridge/freezer, microwave and electric oven.

A glazed door opens from the kitchen to the conservatory. There is a work top with space and plumbing underneath for a washing machine. Glazed French doors lead out to the patio area of the rear garden.

The family bathroom has also been recently improved with a luxurious free-standing bath, a w.c. with a concealed cistern, a hand basin with storage under and a tiled splash-back, an obscured window and a heated towel rail.

Stairs lead to the the first floor landing with a window, an airing cupboard and a loft hatch above.

The Principal bedroom has a picture window to the front with an elevated outlook towards the town. The en suite shower room has a modern white suite comprising a shower cubicle with sliding glazed door, a w.c. and vanity wash

hand basin a heated towel rail and spot lighting.

Bedrooms two and three have picture windows overlooking the rear garden and built-in wardrobes.

## Outside

To the front there is a gravel driveway providing off-road parking, fencing and a hedge to one side, a lawned area with a low brick wall which continues to the side boundary. A gate provides access to the rear garden.

The private rear garden is enclosed by panel fencing and a laurel hedge and brick wall. From the house doors open out to an extensive paved patio area leading to the lawn. There is an insulated purpose-built home office with an additional storage shed feature.

## LOCATION

Living in Gainsborough Road

Gainsborough Road is a quiet residential road 0.6 miles from the town centre and railway station, which is just a 10 minute walk away. On its doorstep is Makins recreation ground with a children's play area, outside gym and modern concrete skate park.

Henley has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a cinema, an historic theatre, excellent pubs and restaurants, a bustling market every Thursday and good schools for all ages.

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

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

## Schools

Primary Schools –Valley Road Primary, Sacred Heart Primary

Secondary Schools – Gillotts School (OFSTED Outstanding)

Sixth Form – The Henley College

Private Prep schools – St Mary's School, Rupert House School

## Leisure

There are many local rowing clubs along the river. In addition there are canoe clubs and a sailing club at Wargrave. The world famous Henley Royal Regatta takes place in July followed by the Henley Festival of Arts. The Rewind Festival takes place by the river in August.

Mooring and Marina facilities can be found at Henley, Hambleden and Wargrave.

There are local golf clubs at Henley Golf Club, Badgemore Park Golf Club. Other sports clubs include, an active Rugby Club, Hockey, Football and Lawn tennis.

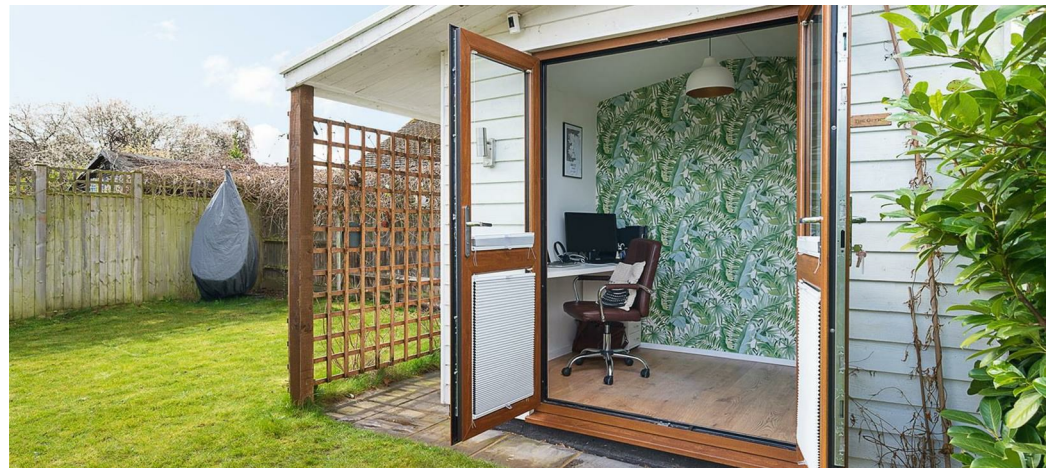
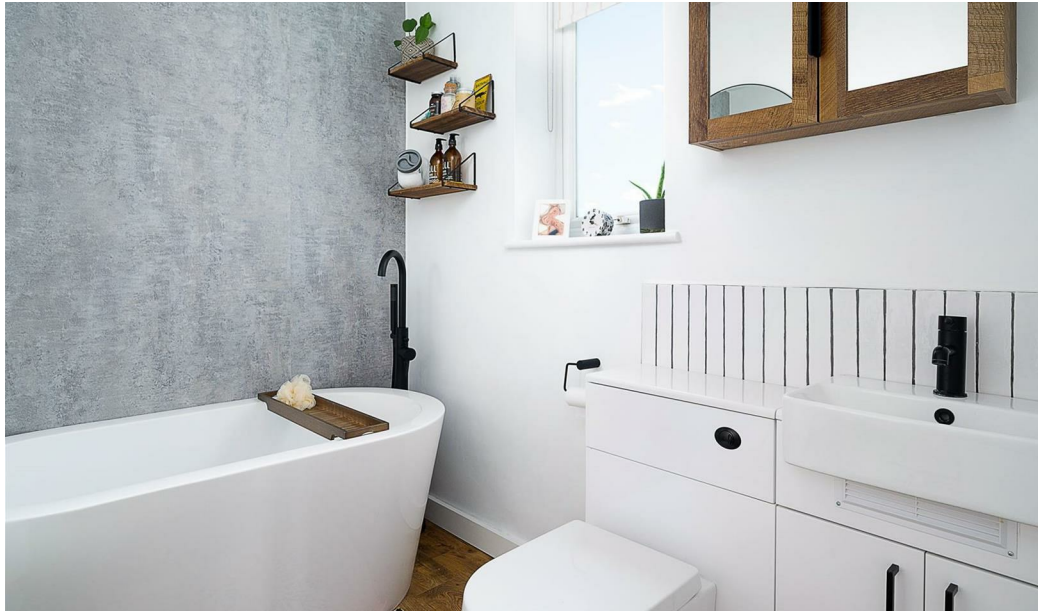
There is superb walking, cycling and riding in the Chiltern Hills, an designated area of outstanding natural beauty.

Tenure – Freehold

Local Authority - South Oxfordshire District Council

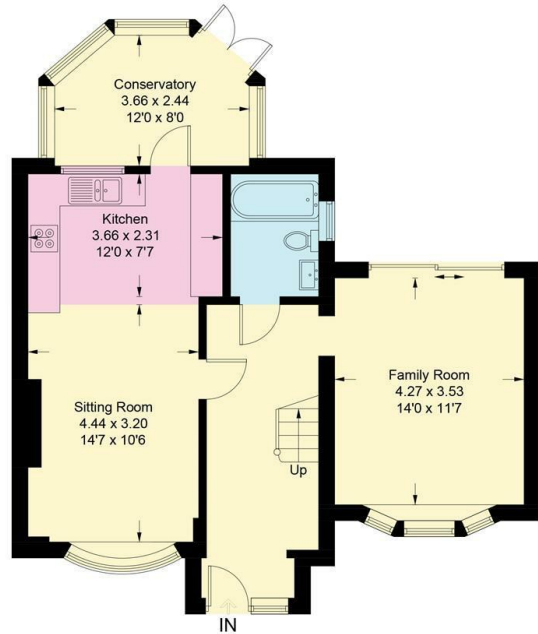
Council Tax - Band D



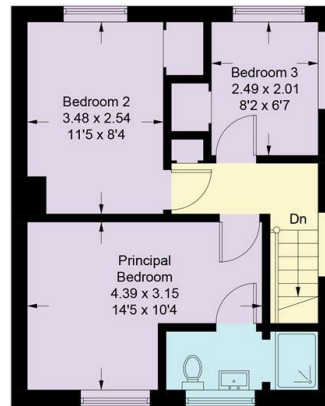


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Approximate Gross Internal Area = 99.0 sq m / 1066 sq ft

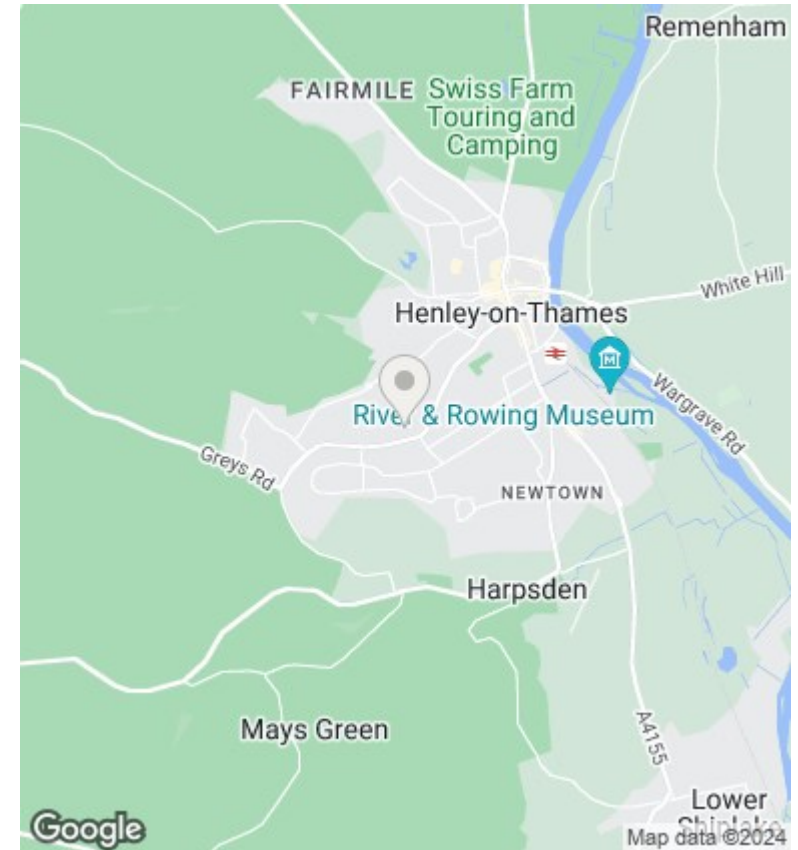


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID949953)



## Directions

From our offices in Station Road, turn right at the traffic lights with the junction with Reading Road, towards the town centre. Turn left into Greys Road. Continue past Albert Road, and continue up the hill passing the Saracens Head pub on the left. After approx 1/4 of a mile turn right into Gainsborough Road, 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		85
(81-91)	B		
(69-80)	C	64	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	