



PHILIP
BOOTH
ESQ.



30 Crisp Road, Henley-On-Thames, Oxon, RG9 2EP

£475,000

- A 3-bedroom terraced home
- 2 double bedrooms & 1 bathroom
- Off road parking
- Modern fitted kitchen
- Modern family bathroom
- No onward chain
- Sitting room with fireplace
- Private enclosed garden

30 Crisp Road, RG9 2EP

A 3-bedroom terraced home presented in good decorative order and situated in a popular residential location, approximately 0.5 miles from Henley town centre and close to Badgemore School (Ofsted Good). Sitting room, modern fitted kitchen and bathroom. An enclosed rear garden. Off road parking.



Council Tax Band:



ACCOMMODATION

The glazed front door leads into the entrance hall with stairs to the first floor. A storage cupboard houses the Worcester gas fired boiler.

The reception room has front and rear aspects and an open fireplace with attractive brick surround. There is a wide opening to the kitchen/dining room which also features front and rear aspects with glazed double doors opening to a decked terrace. The kitchen has a range of fitted wall and base units with work surfaces over, a Franke sink unit and built in Bosch double oven and induction hob. There is space for an American style fridge freezer, recessed spot lights and an integrated Neff dishwasher. In addition there is an under stairs cupboard with plumbing for a washing machine.

Stairs lead from the entrance hall to the first floor landing.

Bedroom one has a front aspect.

Bedroom two also has a front aspect and a built in wardrobe.

Bedroom three has a rear aspect and built in wardrobe.

The bathroom features a modern three piece white suite comprising a panel enclosed bath, a wash hand basin and a w.c..

Outside

The private rear garden is enclosed with panel fencing and has a timber shed. There is an extensive decked terrace with rail and storage under. (The metal pergola is not included)

Parking

To the front of the house there is off road parking.

LOCATION

Living in Crisp Road

Crisp Road is located 1/2 a mile from the town centre, with the River Thames and railway station, being just a 10 minute walk away.

Henley has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a cinema, a 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 access to London, Heathrow, West Country and Midlands. Henley Station has direct links with London Paddington 55 minutes (via Twyford Crossrail). There are regular bus services to the larger towns of Reading and High Wycombe, via Marlow.

Schools

Primary Schools - Badgemore Primary School (Ofsted - Good)

Secondary Schools - Gillotts School (Ofsted - Outstanding)

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 Golf Club, Badgemore Park Golf Club. Other sports clubs include, Rugby, Hockey, Football and Lawn tennis. There is superb walking, cycling and riding in the Chiltern Hills, an designated area of outstanding natural beauty.

Phyllis Court country club is situated on the river and is a great place to socialise.

Tenure - Freehold

Local Authority - South Oxfordshire District Council

Council Tax Band - C





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Approximate Gross Internal Area = 87.3 sq m / 940 sq ft

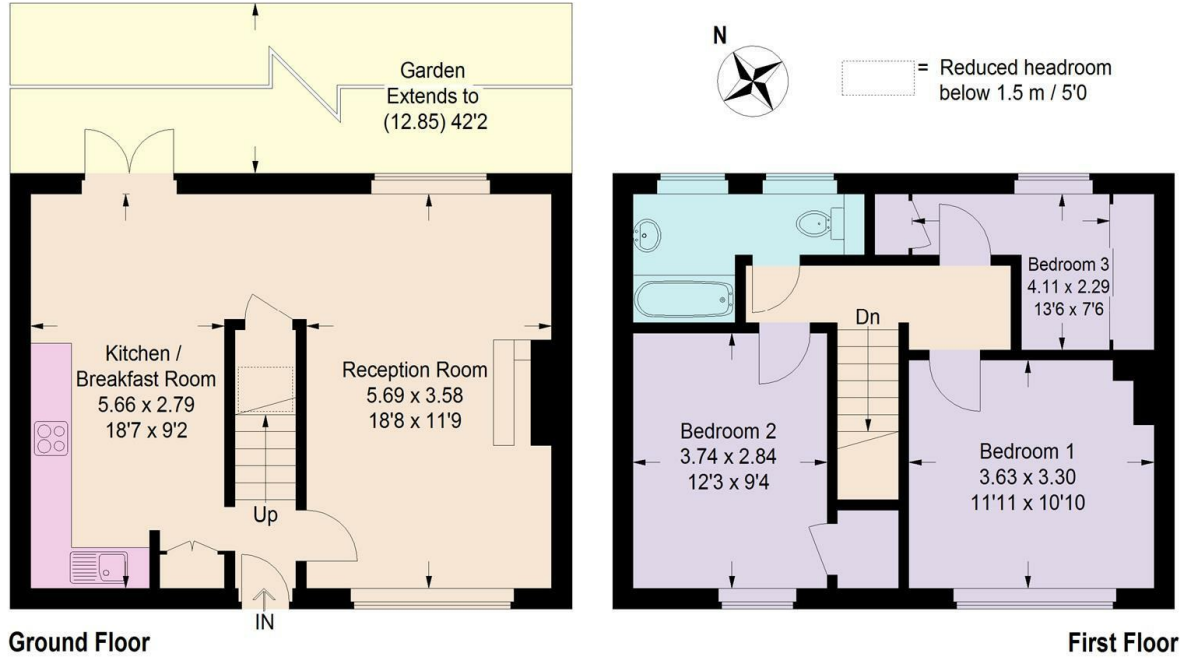
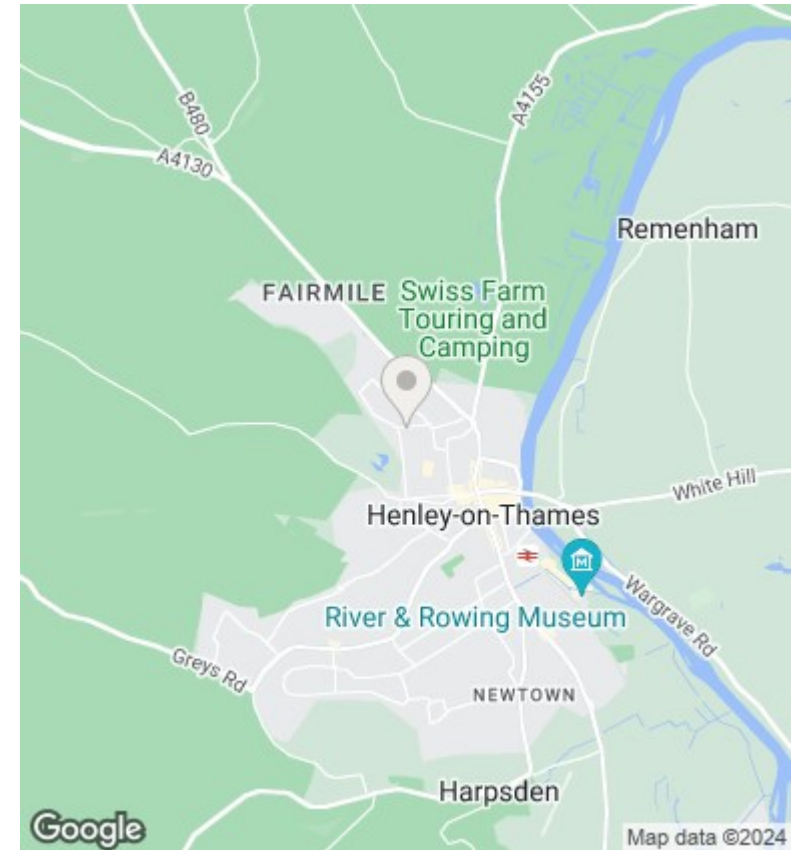


Illustration for identification purposes only, measurements are approximate, not to scale.
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Directions

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	65	66
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	