



PHILIP
BOOTH
ESQ.



1A Deanfield Road, Henley-On-Thames, Oxon, RG9 1UG

£350,000

- First floor maisonette with parking
- Gas central heating
- Modern bathroom suite with independent shower
- No onward chain
- Open plan reception room
- Principal bedroom with en suite shower
- Private garden
- Modern fitted kitchen
- Bedroom 2 with wardrobe
- 0.25 miles from the town centre

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A 2-bedroom first floor maisonette, conveniently located just 0.25 miles from Henley town centre, the railway station and River Thames. The maisonette benefits from two double bedrooms (principal bedroom with en suite) and an open plan kitchen/ reception area. Outside is a garden and an off-road parking space. Offered with no onward chain.



Council Tax Band: C



ACCOMMODATION

The private entrance and recently replaced composite front door opens into the entrance hall with a staircase leading up to the first floor.

The open plan reception room features a sitting room and kitchen area. This light and spacious room has a triple aspect. The kitchen has a good range of white, hi-gloss wall and base units with contrasting worktops over including a large breakfast bar/peninsular. Integrated appliances include a washer/dryer and slim-line dishwasher. A cupboard house the Vailant gas fired central heating boiler.

The principal bedroom has a front aspect and a mirrored door, which opens to the en suite shower room with a white suite comprising a shower cubicle, wash hand basin and w.c.

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

The bathroom has a modern white suite comprising a panelled bath with a independent shower and glass shower screen, vanity wash hand basin unit and a w.c.

OUTSIDE

The garden is set to the front of the property and is laid to lawn with mature shrub hedging lining the boundary. There is one allocated off-road parking space.





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Approximate Gross Internal Area = 67.1 sq m / 722 sq ft

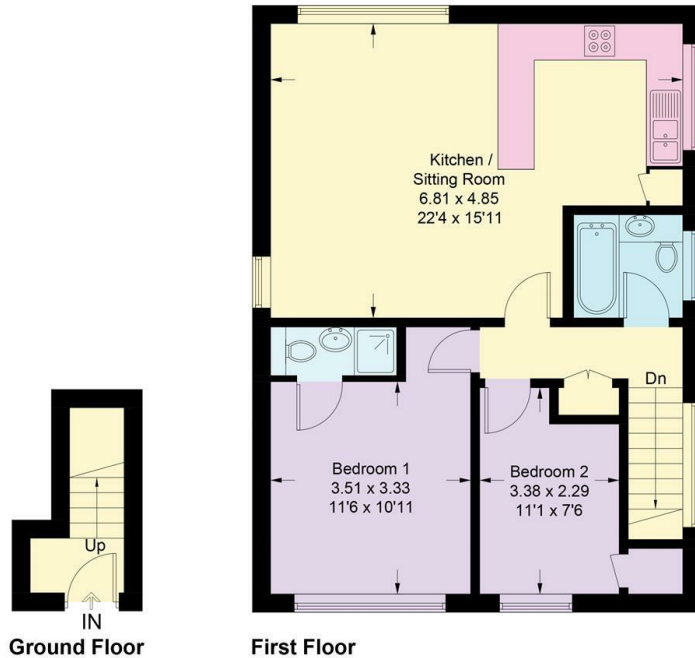


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1087266)



Directions

From our offices in Station Road, at the traffic lights with the junction of Reading road and turn right towards the town centre. Turn left at the next set of traffic lights into Greys Road. After about 300 meters bear right into Deanfield Ave. Turn left into Deanfield 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			
(81-91) B		77	77
(69-80) C			
(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	