



PHILIP
BOOTH
ESQ.



42 Gainsborough Crescent, Henley-On-Thames, Oxon, RG9 1TA

£490,000

- A 3-bedroom end-of-terrace
- A fitted kitchen and separate utility room
- Two further bedrooms
- Cul-de-sac location
- Presented in good order
- Ground floor bathroom
- Off-road parking
- Sitting room with glazed doors to outside
- Large double bedroom with front and rear aspects
- Private rear garden

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

sales@philipboothesq.com
www.philipboothesq.com

42 Gainsborough Crescent, RG9 1TA

A 3-bedroom end-of-terrace home presented in good order and benefitting from off-road parking for 2/3 cars. With a sitting room, fitted kitchen and separate utility room. Doors open to a private rear garden. The property is situated in a quiet cul-de-sac approximately 0.5 miles from Henley town centre.



Council Tax Band: D



ACCOMMODATION

A path leads up to the part-glazed front door.

The entrance hall has laminate wood flooring. A staircase leads to the first floor.

The sitting room has a window to the front, a chimney breast with decorative recess, laminate wood flooring and glazed double doors open to the rear garden.

The kitchen has a range of wall and base units with tiled walls, inset sink with mixer tap, space for a cooker. with a fitted cooker hood over. There is plumbing for a dishwasher and there is a wall mounted gas central heating boiler.

To the rear of the kitchen there is a utility room with plumbing for a washing machine and tumble dryer. A door opens to the rear garden.

The family bathroom has a bath, a w.c., a wash hand basin and tiled walls.

Stairs lead to the the first floor landing with a window and a loft hatch above.

Bedroom 1 is a large double with a front and rear aspect and a built-in wardrobe.

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

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

Outside

To the front there is a gravel driveway providing off-road parking, There are

raised beds where our clients are growing fruit and vegetables. A gate provides access to the rear garden.

The private rear garden is enclosed by panel fencing. From the house doors open out to the lawn. There is a timber summerhouse and a shed.

LOCATION

Living in Gainsborough Crescent

42 Gainsborough Crescent is situated is a quiet residential cul-de-sac approximately 0.5 miles from the town centre and railway station, which is just a 15 minute walk away.

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 on the Elizabeth Line.

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

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, Hambleton and Wargrave.

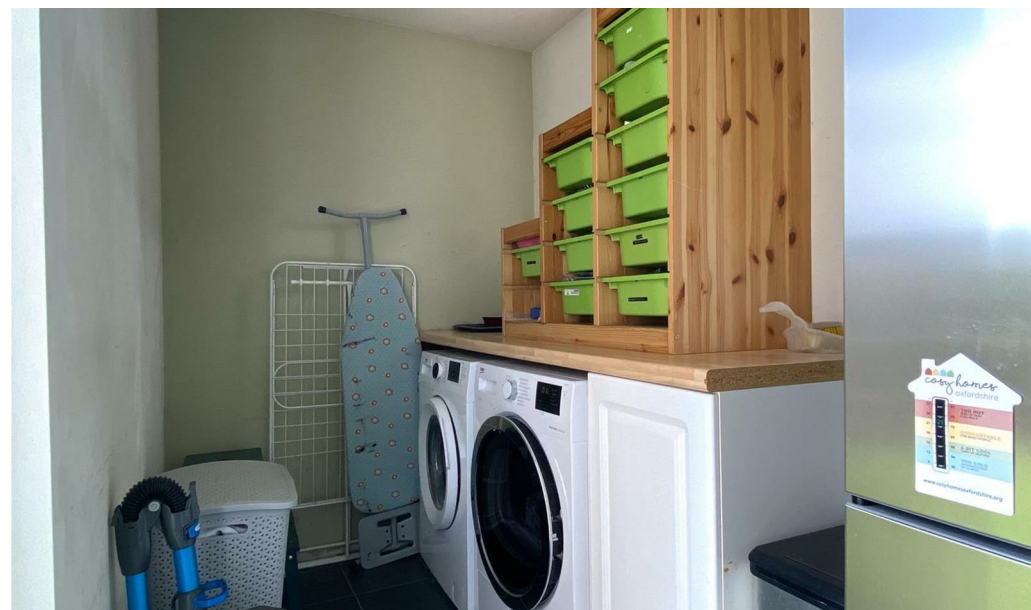
There are local golf clubs at Henley Golf Club, Badgemore Park Golf Club. Other sports clubs include, an active Rugby Club, Hockey, Football and Lawn tennis.

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



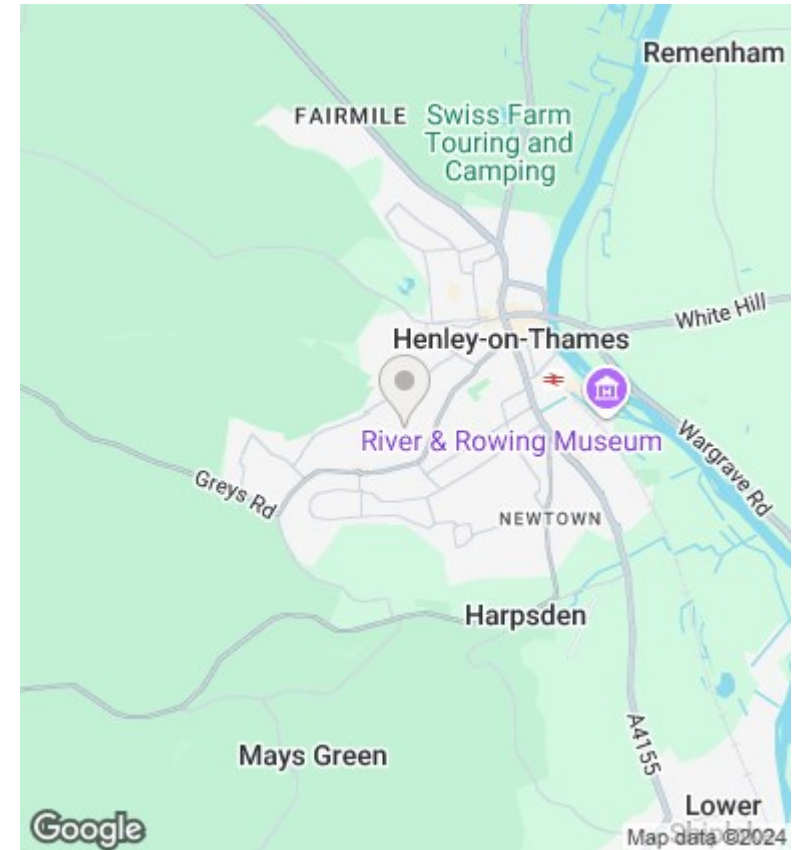


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Approx. Total Area: 78.5 m² ... 845 ft² (excluding store)



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 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 0.5 miles turn right into Gainsborough Road. Turn left into Gainsborough Crescent, turn right and follow the road and take the next left. The property will be found on the right.

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		84
(81-91) B		
(69-80) C	69	
(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