



PHILIP
BOOTH
ESQ.



273 Reading Road, Henley-On-Thames, Oxon, RG9 1EL

£450,000

- Newly refurbished and extended period cottage
- New boiler
- Private enclosed walled garden
- No onward chain
- 3/4 bedrooms
- New carpets and flooring
- 0.5 miles flat walk to the centre of town and train station
- New kitchen and bathroom
- Extended kitchen with roof lantern and bifold doors
- Exposed wooden beams

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

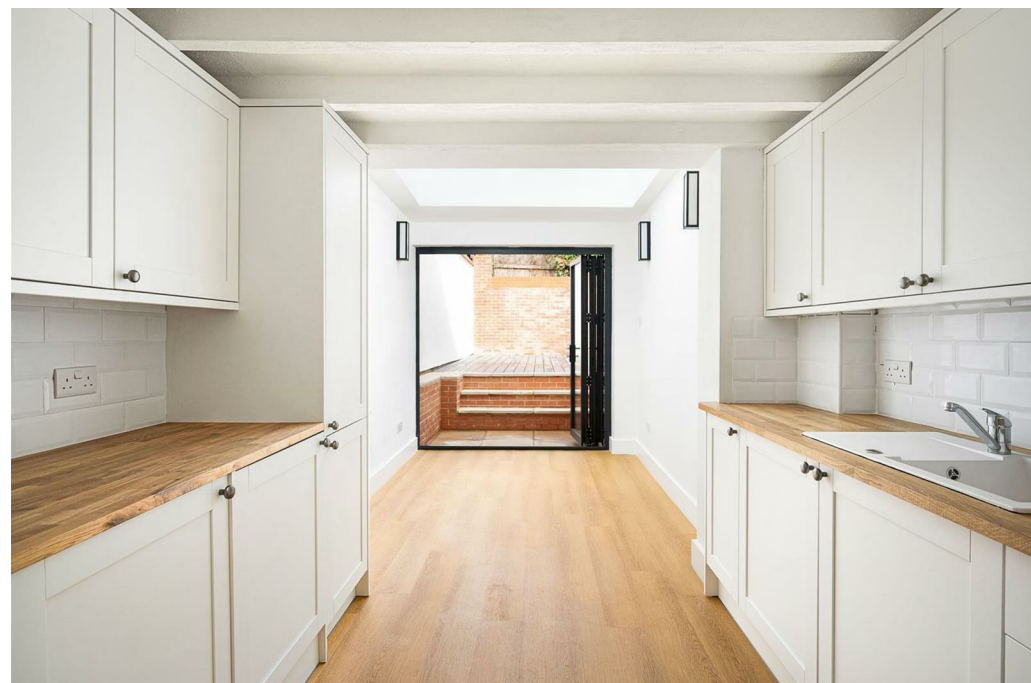
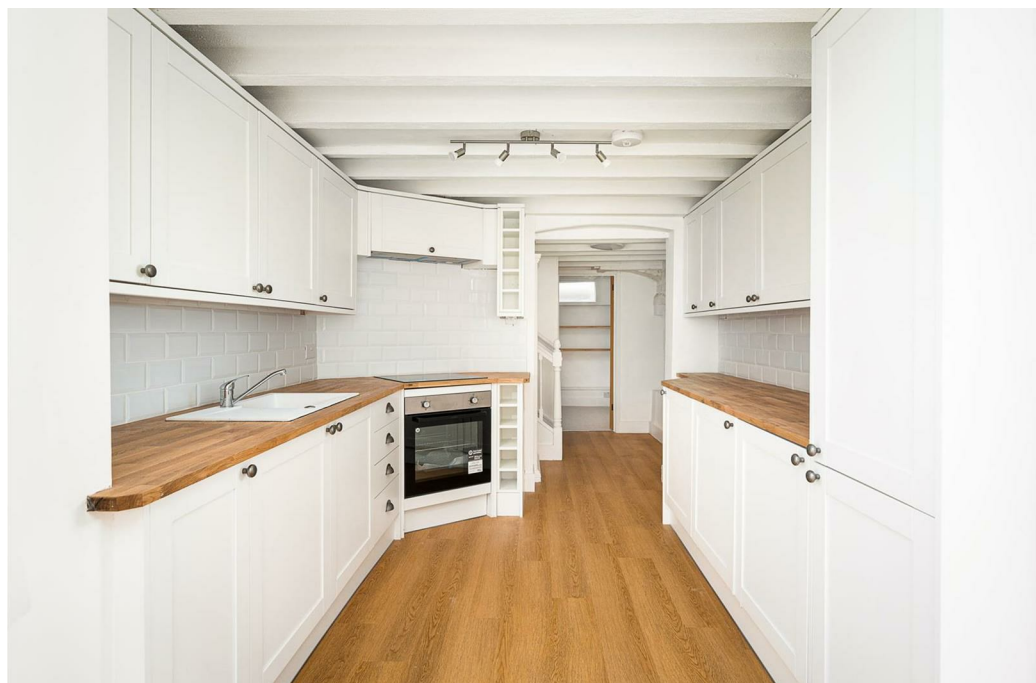
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273 Reading Road, RG9 1EL

A distinctive 3/4 bedroom end of terrace home which has been expertly remodelled and refurbished to a high standard throughout. Situated in a convenient location just under 0.5 miles to Henley railway station and centre of town. Brand new kitchen, new bathrooms, completely re-decorated, new electrics, new plumbing and heating and radiators, flooring finishes, extension, landscaped garden, some new windows, doors and bifolds.



Council Tax Band: D



ACCOMMODATION

Enter through the brand new secure front door into the sitting room with a double glazed window to the front. There is bags of character in this room with exposed timber beams to the ceiling on one wall, an exposed brick fireplace with wrought iron grate, slate hearth and wood effect LVT flooring with a 25 year guarantee. Stairs lead to the first floor and lower ground floor.

There is a solid oak fire door into the second bedroom. This room has a carpet, exposed timber beams on the inside wall, spot lighting and a velux window to the rear.

Stairs down to the lower ground floor.

There is study/bedroom 4 to the front, which is carpeted, has an obscured glass window allowing natural light.

The cloakroom has a low level w.c., small wash hand basin with mixer tap and tiled splash back.

The kitchen/dining room features an extensive range of newly fitted Shaker style wall and base units with wooden work surfaces and inset single drainer sink unit with mixer tap. Integrated appliances include an under counter fridge, freezer, washer/dryer, a built-in electric oven and induction hob with a charcoal extractor hood over. The new gas boiler is housed in one of the cupboards. There is matching LVT flooring throughout the lower ground floor and wall mounted lights in the dining area, which has a large roof lantern and bifold doors open into the private walled garden which catches the afternoon sun.

Heading up the stairs to the first floor there is fitted shelving, spot lighting and a glazed window to the side.

Bedroom 1 has a window with a front aspect, exposed beams, spot lighting, a built-in double wardrobe, recessed shelving and under-stairs storage.

Bedroom 3 has a window overlooking the courtyard garden, a vaulted ceiling and exposed beams, a recess with hanging space and shelving.

Stairs to the 2nd floor have wooden handrails and further storage to the side. The bathroom features a panel enclosed bath, a vanity hand wash basin, a low level w.c., a shower cubicle with a rainfall shower head, an additional hand held shower and partly tiled walls. A window to the side.

Outside

A particular feature of the property is the private walled rear garden. There is paved patio approach from the kitchen via bifold doors. Steps lead up to a decked terrace, a blank canvas with the potential to create a beautiful landscaped space.

LOCATION

Living on Reading Road

273 Reading Road is situated just a short level walk from Henley town centre, the railway station and River Thames. There is regular bus services to Reading and High Wycombe with bus stops on Reading Road.

Down the road is the Three Horseshoes - a popular local pub; with an attractive outdoor space, and rave reviews for its food on TripAdvisor. The Petrol filling station acts as a useful convenience store and hosts both a Subway and a Greggs bakery concession, and the ever-popular Smarts Fish Bar is only a few minutes' walk away.

Henley has a Waitrose supermarket and a host of independent shops and boutiques, a 3 screen cinema and a historic theatre. Further out of town towards Reading is the Tesco superstore.

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 (via Twyford Crossrail / Elizabeth Line) for 55 minutes.

Reading - 8 miles

Maidenhead M4 Junction 8/9 - 10 miles

Stokenchurch M40 Junction 5 - 13 miles

London Heathrow - 25 miles

London West End - 36 miles

Schools

Primary Schools - Trinity Primary (Ofsted Outstanding), Sacred Heart Catholic Primary school

Secondary School - Gillotts School (Ofsted Outstanding)

Sixth Form - The Henley College

Prep schools include St Mary's School and Rupert House School

School buses operate to Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Cranford House, Abingdon Boys School and St Helen & St Katharine.

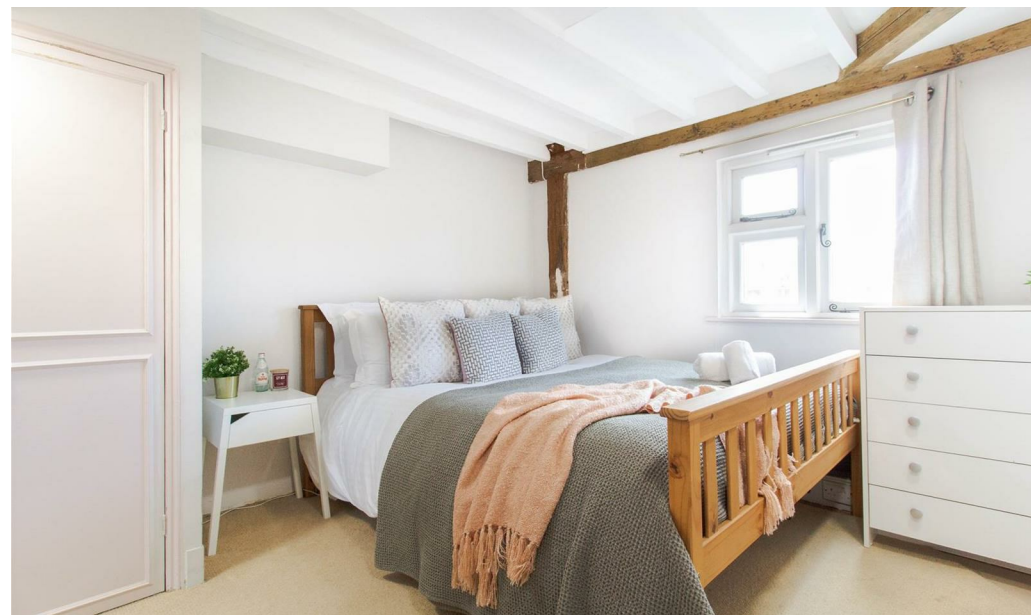
Leisure

Henley has vibrant sporting and member clubs, including Henley Hawks Rugby Club, Hockey for all ages, Football, Henley Cricket Club, and Phyllis Court Club. River pursuits include the Henley sailing club, local canoe clubs and various rowing clubs with the world-famous Henley Royal Regatta taking place each summer. There are marina facilities at Hambleden and Wargrave. There are several golf clubs including Henley Golf Club, Badgemore Park Golf Club. The Chiltern Hills area of outstanding natural beauty provides superb walking, cycling and horse riding.

Tenure - Freehold

Local Authority - South Oxfordshire District Council

Council Tax - Band D



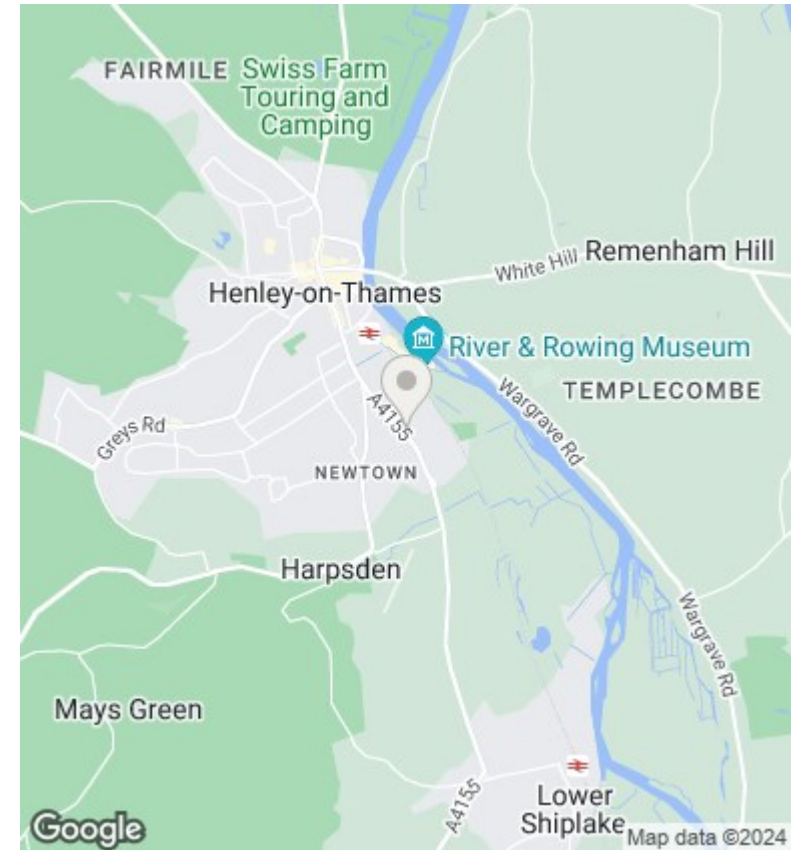


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Approx. Total Area: 84.6 m² ... 910 ft²



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 Station Road, at the traffic lights with Reading Road turn left. Continue over the mini-roundabout and past the petrol filling station, 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
(69-80) C	61	
(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	