



PHILIP
BOOTH
ESQ.



Flat 1, 7 Station Road, Henley-on-Thames, Oxon, RG9 1AT

£665,000

- A light and spacious duplex flat
- Dining area and cloakroom with w.c
- 2 further basement rooms
- Rear access to Queen Street
- Mediterranean style rear garden
- Modern fitted kitchen breakfast room
- Shower room with w.c
- Sitting room with an open fireplace
- Principal bedroom with en suite bathroom
- Detached summer house/home office

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

sales@philipboothesq.com
www.philipboothesq.com

Flat 1, 7 Station Road, Henley-on-Thames RG9 1AT

A light and spacious and recently modernised 2/3 bedroom duplex flat, located on the ground floor and basement of this attractive bay fronted Victorian terraced house. Features include high ceilings, an open fireplace, large windows and a private rear garden with a detached studio. Conveniently located just a short walk from Henley railway station, town centre and River Thames.



Council Tax Band: D



ACCOMMODATION

A spacious ground floor and basement duplex flat set in a Victorian terraced house in the town centre, benefitting from high ceilings and large windows.

Some steps lead up to the front door, which opens into the communal entrance hall.

The front door to the flat opens into a lobby with coat hooks and a further internal door leads into the spacious reception room, with a large bay window to the front, modern natural wood flooring and an open fireplace with a brick hearth and an ornate fire surround. The rear of the open plan reception room currently serves as a dining room with space for an 8 seater dining table.

Through into the inner hallway, the cloakroom has a white suite comprising a low level w.c and wash hand basin. A cupboard houses the gas fired central heating boiler.

The principal bedroom has a vaulted ceiling with a high level window and two Velux windows. There is an extensive built-in wardrobes and storage cupboards. The recessed spot-lighting is operated by a dimmer switch. The en suite bathroom has a white suite comprising a double ended bath, a fully tiled shower cubicle, a wash hand basin and a w.c with concealed cistern.

The kitchen is at the rear of the property with windows overlooking the private rear garden. There is a good range of fitted, cream coloured wall and base units with granite work surfaces over. There is a sink unit with a Quooker hot tap. Fitted appliances include, an integrated Neff fridge freezer, a Neff washing machine, a Neff dishwasher, a built-in Neff double oven with proving drawer and a Neff 5-ring induction hob with an extractor fan over. Glazed double doors opening to the private rear garden.

Basement

The lower floor has been waterproofed by Stonehouse Property Care, using a

robust cavity drain membrane with sump pumps providing protection from the water table.

There are two rooms comprising a double bedroom and a third bedroom/study.

The shower room is fitted with a white suite comprising a shower cubicle, a wash hand basin and a low level w.c.

A particular feature of this flat is the completely private Mediterranean style rear garden, which is landscaped and includes an extensive patio with raised shrub beds with a pergola over and mature Olive trees and assorted shrubs.

To the rear of the garden there is a detached summer-house/home office with light and power. In addition there is a door to the side opening into a shed. There is a gated rear access from Queen Street where dustbins are collected.

Henley Town Council operate a Residents Parking Scheme in Station Road and Queen Street, to which residents of Station Road can apply to join.

Station Road is situated in the heart of Henley town centre and just a short walk of Henley railway station, the River Thames and town centre amenities.

LOCATION

Living in Station Road

Station Road is situated in the heart of Henley town centre and benefits from shops nearby including Daisy's Coffee Shop, newsagent and convenience store, a jewellers and a florists. Just a short walk away is Henley railway station, the River Thames and town centre amenities.

Henley has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a 3 screen cinema, the historic Kenton Theatre, a bustling market every Thursday and excellent pubs and restaurants, including Bistro at The Boathouse riverside restaurant being just 250 yards away.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow airport, the West Country and Birmingham in the Midlands. Henley Station provides a regular rail service with trains to Reading and London Paddington via Twyford - (Elizabeth Line and high-speed lines into London).

There are regular bus services to Reading and High Wycombe via Marlow, with bus stops close by.

Reading - 7 miles

Marlow - 7 miles

Maidenhead M4 Junction 8/9 - 11 miles High Wycombe - 13 miles

London Heathrow - 25 miles

London West End - 36 miles

Leisure

River pursuits are at the centre of most leisure activities in Henley and the world famous Henley Royal Regatta takes place in July. The Henley Festival of Arts follows on from the Regatta, with artists performing on the 'floating stage', with the highly regarded Henley Literary Festival occurring in September.

There are moorings available in the town and marina facilities at Hambleden and Wargrave. Henley Golf Club and Badgemore Park Golf Club are situated just outside of the town. There is superb walking and riding in the Chiltern Hills area of outstanding natural beauty.

Tenure - Leasehold: 125 years from 1990

Service charge - Costs of maintenance work is shared by the three flat owners by agreement.







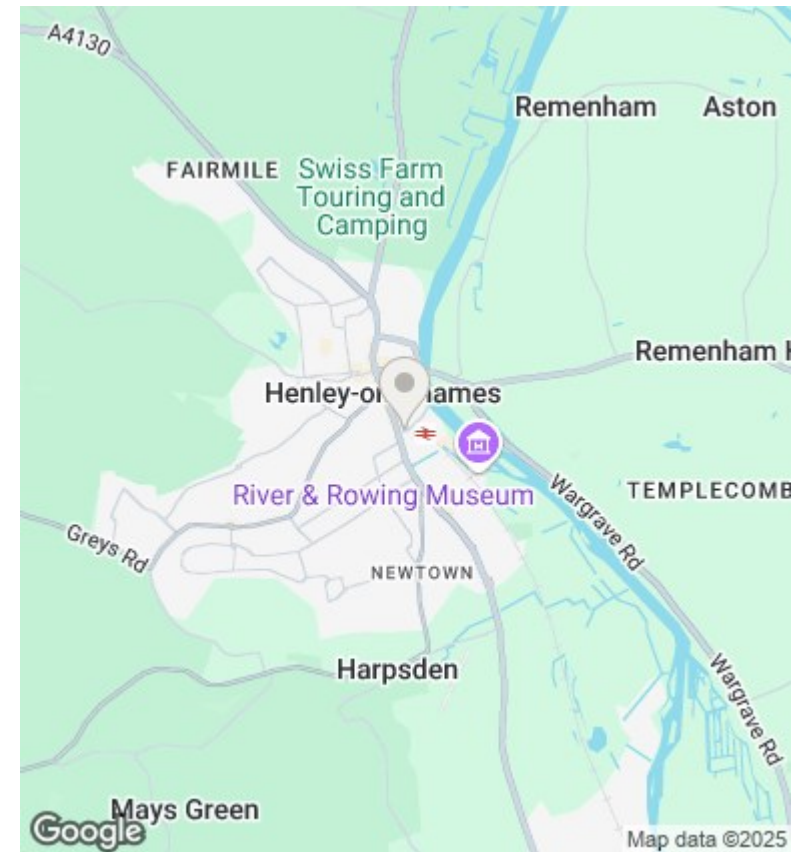
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

Directions

From our office continue along Station Road. 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		