



## 24 Deanfield Road, Henley-On-Thames, Oxon, RG9 1UG

£685,000

- A 4-bedroom detached family home
- Separate dining room
- Family bathroom
- No onward chain
- Entrance hall with cloakroom
- Kitchen
- Private rear garden
- Sitting room
- 4 first floor bedrooms
- Full garage



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A 4-bedroom detached family home in need of some modernisation, benefitting from a single garage and with parking for 2 cars to the front of the house. Conveniently situated in a desirable residential location only 0.25 miles from Henley town centre and a short walk to Henley railway station and good local schools.



Council Tax Band: F



## ACCOMMODATION

The property is in an elevated position with a gradually sloping drive and a path to the front door.

A part-glazed front door opens into the entrance hall, with doors opening into the reception rooms and a staircase to the first floor with storage under.

The cloakroom has a w.c. and a wash hand basin.

The sitting room has a picture window to the front aspect and folding doors separating the sitting and dining room.

The dining room has sliding patio doors to the private rear garden and a door to the kitchen.

The kitchen has a good range of fitted wall and base units, and a single drainer sink unit sits under a window overlooking the rear garden. There is plumbing for a dishwasher and washing machine, space for a larder-style fridge/freezer, a built-in double oven and ceramic hob and a glazed door to the outside.

Stairs lead from the hall to the first-floor landing with an airing cupboard.

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

Bedroom 2 is a double with a front aspect.

Bedroom 3 is a double with a rear aspect and a built-in wardrobe.

Bedroom 4 is a single bedroom with a rear aspect.

The family bathroom has a panel-enclosed bath, a wash hand basin and a w.c., with an obscured glass window to the rear.

## OUTSIDE

To the rear of the property there is a private enclosed garden with a patio, and steps leading up to a lawn, with panel fencing marking the boundaries.

## LOCATION

Living in Deanfield Road

Deanfield Road is a popular residential road situated approximately a quarter of a mile from Henley town centre and half a mile from the railway station. The property is also ideally situated for several Primary schools. Gillotts School is within walking distance and Henley College is close by.

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 links with London Paddington - 55 minutes (via Twyford Elizabeth Line). There are regular bus services to the larger towns of Reading and High

Wycombe, via Marlow.

Schools Primary Schools - Badgemore and Valley Road

Secondary Schools - Gillotts School

Sixth Form - The Henley College

Private - St Mary's School, Rupert House School.

Buses operate from the town centre 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 and Badgemore Park, Rugby, Hockey, Football and Henley Tennis Club is located in the playing fields off Deanfield Road.

There is superb walking, cycling and riding in the Chiltern Hills, a 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 F

Services - All mains services



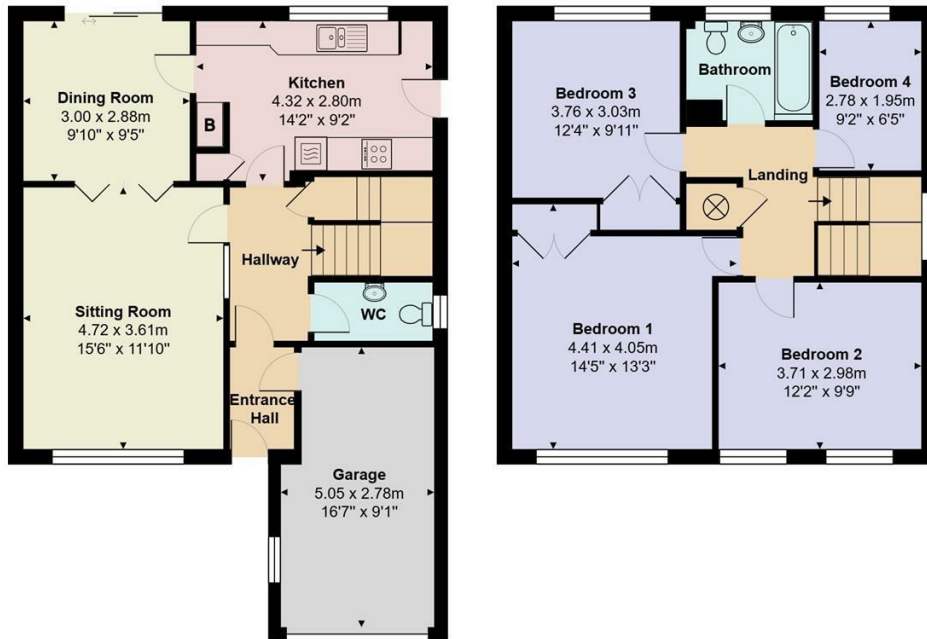






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Approx. Total Area: 122.9 m² ... 1323 ft²



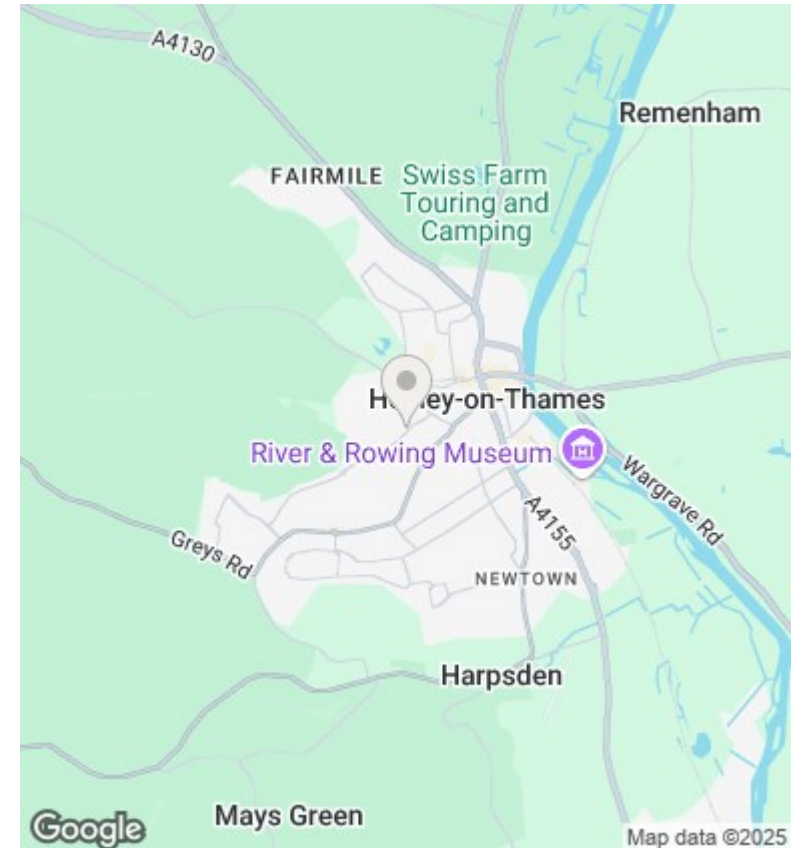
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



## Directions

From our offices in Station Road, continue to the traffic lights with the junction of Reading road and turn right. Turn left at the next set of traffic lights into Greys Road. After about 300 meters bear right into Deanfield Ave, and opposite Henley College, turn left into Deanfield Road, where the property will be found on the right hand side.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 