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## 23 Harpsden Road, Henley-on-Thames, Oxon, RG9 1EE

£550,000

- Pretty Victorian terraced home in good condition
- 2 attractive double bedrooms
- Custom-built insulated garden office with power and heat
- Trinity primary school catchment
- Open-plan reception space with woodburning stove
- Loft large enough for extension STPP
- On-street parking
- Full-width kitchen and generous downstairs bathroom
- Enclosed rear garden with rear access
- Popular residential neighbourhood

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# 23 Harpsden Road, Henley-on-Thames RG9 1EE

A well-presented and proportioned 2-bedroom, bay-fronted Victorian terraced home, with open-plan reception space, and recently redecorated. Benefitting from a custom-built garden office with power, light and heat. Enclosed rear garden.



Council Tax Band: C



## ACCOMMODATION

A decorative tiled pathway leads to the part-glazed front door with a draft lobby, which opens into an open-plan reception room with a sitting area and dining area.

This bright space has a front aspect with a double-glazed bay window, a wood-burning stove set into a slate hearth with wooden mantelpiece over, wooden flooring, decorative radiator covers and a high ceiling.

The kitchen has a range of grey modern wall and base units with worktops over and inset 1 1/2 bowl sink with a window looking out to the garden. There is plumbing for a washing machine, and dishwasher, space for a larder-style fridge/freezer and space for a gas cooker with extractor hood over. A cupboard houses the gas-fired combination boiler providing hot water and central heating.

The ground floor bathroom is a generous space that has been tiled, with a vanity wash hand basin, with mirror over, a w.c., bath with shower over and a heated towel rail.

From the dining room, original tongue and groove panelling covers the doorway upstairs. Up newly carpeted stairs and landing with loft access above.

Agents note. We are aware of properties on this road that have converted the loft into a 3rd bedroom (STPP)

Bedroom 1 with a westerly-facing front aspect, is an attractive carpeted double, with useful fitted floor-to-ceiling wardrobes and a high ceiling with pendant light.

Bedroom 2 is a carpeted double which has a rear aspect with a window overlooking the garden, and a built-in cupboard over the stairs.

## Outside

To the rear of the kitchen, there is a door leading out to the garden where there is a paved patio leading to the lawn, fringed with mature shrubs, and enclosed with brick walls and trellis panels. A path leads to the substantial garden office room, which is insulated, with UPVC glass doors, heat and light. To the rear of this building is an integrated storage shed. And a wooden pedestrian gate which leads along the rear of the gardens in Harpsden Road.

## LOCATION

Living in Harpsden Road

Harpsden Road is situated just south of Henley town centre and approximately 1/2 a mile from Henley railway station and 0.7 miles from Mill Meadows with riverside walks towards Shiplake. Local landmarks include Drawback Hill and Harpsden Woods, which also provide country walks.

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 direct links with London Paddington (via Twyford Crossrail) 55 minutes.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

Schools

Primary Schools - Trinity Primary, Sacred Heart Catholic Primary school  
Secondary Schools - Gillotts School  
Sixth Form - The Henley College  
Prep schools include St Mary's School and Rupert House School

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

#### Leisure

River pursuits and the world-famous Royal Regatta. Henley Festival of Arts. Marina facilities at Harleyford and Wargrave. Henley Golf Club, Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty. Henley Leisure Centre is located near Gillotts School and provides an indoor swimming pool, gym and exercise studios.

Local Authority - South Oxfordshire District Council

Council Tax - Band C

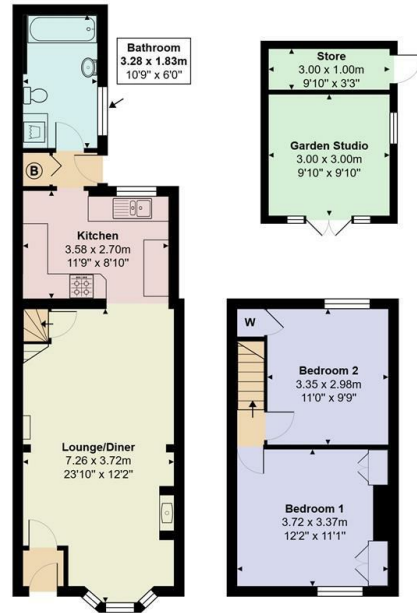
Services - Mains water, gas, drainage and electricity





### Harpsden Road, Henley on Thames, RG9 1EE

Approx. Total Area: 69.5 m<sup>2</sup> ... 748 ft<sup>2</sup> (excluding garden studio, 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

## 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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	