



PHILIP
BOOTH
ESQ.



Kenton, 57 Albert Road, Henley-On-Thames, Oxon, RG9 1SD

£800,000

- A recently renovated bay fronted end of terrace home
- Light and airy living space with high ceilings
- Downstairs cloakroom with w.c.
- Recently landscape garden with bespoke Garden Studio
- Off-road parking for 2 cars with EV charging
- Sitting room with wood-burner
- 2 first floor bedrooms with new carpets
- Prime town centre cul-de-sac location
- Modern fitted kitchen
- Modern fitted 1st floor bathroom

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

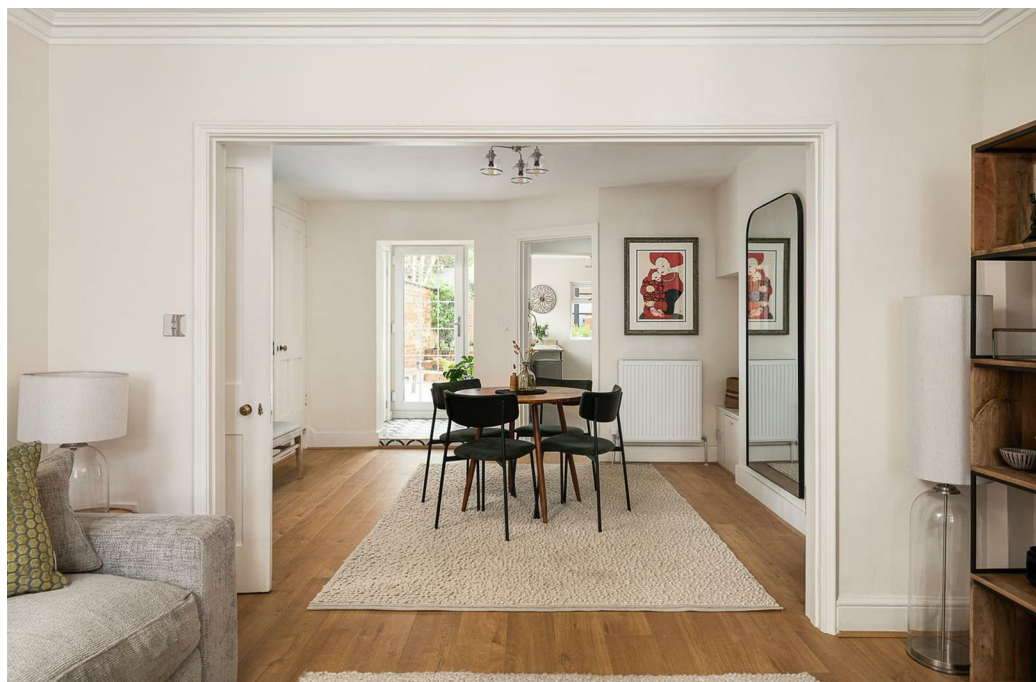
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Kenton, 57 Albert Road, Henley-On-Thames RG9 1SD

Kenton is a recently renovated 2-bedroom bay-fronted Victorian terraced home situated in a prime location at the end of a quiet cul-de-sac with a generous footprint allowing for a wider house than others in this road. Featuring a first floor bathroom, a light and airy living area with new wooden flooring as well as new wool carpets to the first floor. A modern fitted kitchen with integrated appliances and a cloakroom with w.c. The walled garden is a wonderful private space which features a bespoke home office. Off-road parking for 2 cars with EV charging.



Council Tax Band: D



ACCOMMODATION

Kenton is a recently renovated 2-bedroom bay-fronted end of terrace property, benefiting from private parking for 2 cars. Quietly located in this desirable cul-de-sac of Victorian terraced homes within the heart of Henley-on-Thames, a short level walk from the market square and railway station.

The part-glazed front door opens into a light and airy entrance hall with newly fitted jute flooring, a pendant light and a deep under-stairs storage cupboard.

A door opens into the spacious open plan reception area with a sitting room and dining room with oak effect laminate flooring.

The sitting room has a bay window which allows for sunlight to flood into the room. The windows are fitted with white shutters providing privacy. There is a fireplace housing a wood burner, with a tiled hearth and also a contemporary vertical radiator.

The dining room has space for a large dining table and a chimney breast with shelved recess. A step leads to the rear lobby with a glazed door to the rear garden and a door to the cloakroom.

The cloakroom has a modern white suite comprising a low level w.c and a wash hand basin.

The recently modernised kitchen features an extensive range of dark turquoise coloured wall and base units with granite composite counter tops with a white 1.5 bowl sink unit with stainless steel faucet with pull-down spray, a new fitted Neff 'Slide and Glide' oven and induction hob with hood over and tiled splash back. There is a skylight as well as multiple windows overlooking the landscaped rear garden and a vertical radiator.

A staircase leads to the first floor, where each bedroom has newly laid wool carpets.

Bedroom 1 is a large double with a radiator and pendant lighting. There Is a large

fitted wardrobe and a cupboard over the stairs, sash window to the rear aspect with fitted shutters.

Bedroom 2 features a large bay window to the front of the property letting in natural light and fitted with shutters. There is a chimney breast with built-in wardrobes either side as well as a radiator.

The family bathroom features bath with a mixer shower with a glass screen, a w.c. and a twin sink unit with storage. There is dark grey slate floor tiling and stylish wall tiles. There is a sash window with obscure glass and a chrome wall-mounted heated towel rail.

The garden has been recently landscaped and extensively planted. There is a timber sleeper retaining wall and steps from the white gravel patio up to an area of lawn with stepping stone path to the centre of the garden with specimen shrubs to either side.

To the rear of the garden there is a bespoke garden studio, (fully consented) fully insulated, with power via a separate fuse board with external power, double glazed black aluminium window and crittal style french doors.

To the front of the property there is a recently landscaped drive with parking for 2 cars with EV charging point.

LOCATION

Living in Albert Road

Albert Road is a quiet cul-de-sac of Victorian terraced homes, conveniently situated in the town centre and has a friendly community.

Henley town centre has a vibrant dining and entertaining scene, with a plethora of independent restaurants, cafes and bars, independent and big-named retailers, a Waitrose supermarket, weekly farmer's market, galleries and boutiques. A 3-screen cinema, the Kenton theatre and a busy social calendar includes Henley Royal Regatta, Henley Festival and Henley Literary Festival.

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 via Twyford for the TfL Elizabeth Line (Crossrail) 55 minutes.

Reading - 8 miles;
Maidenhead M4 Junction 8/9 - 10 miles;
London Heathrow - 25 miles;
London West End - 36 miles

Schools

Primary Schools - Trinity (Ofsted Good), Sacred Heart Catholic ; Secondary Schools - Gillotts School (Ofsted Outstanding); Sixth Form - The Henley College; Prep schools include St Mary's and Rupert House School buses operate in the town centre to private secondary schools including 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 extend beyond Regatta to boating at local boatyards, marina facilities at Harleyford and Wargrave. Golfing at Henley Golf Club, Badgemore Park Golf Club, the Dog, and beyond. Phyllis Court Club and Leander Club have facilities for private members. Superb walking and riding are on our doorstep 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.

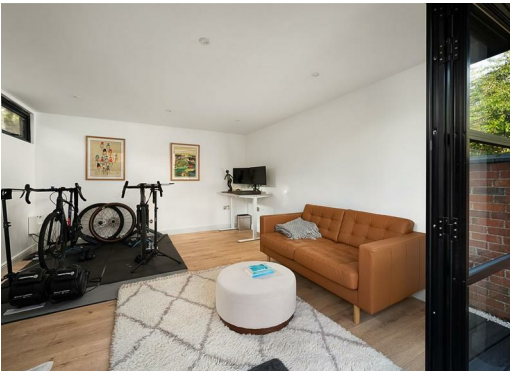
Local Authority - South Oxfordshire District Council

Council Tax - Band D

Parking - Private off road parking for 2 cars with EV charging.

Services - Mains water, drainage and electricity, super-fast and fibre-optic broadband available. Mains gas central heating.



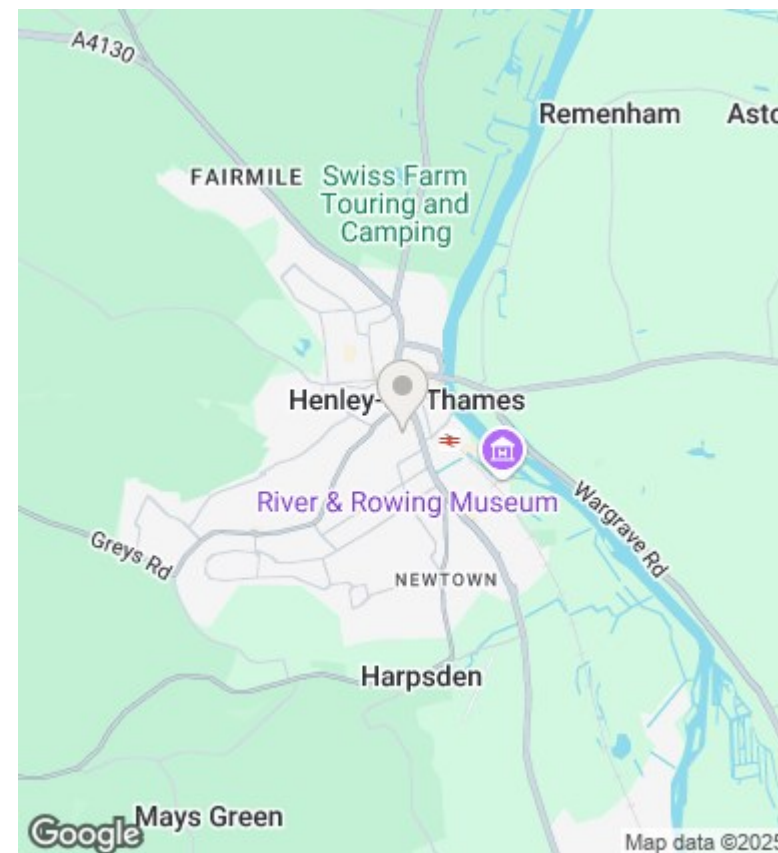
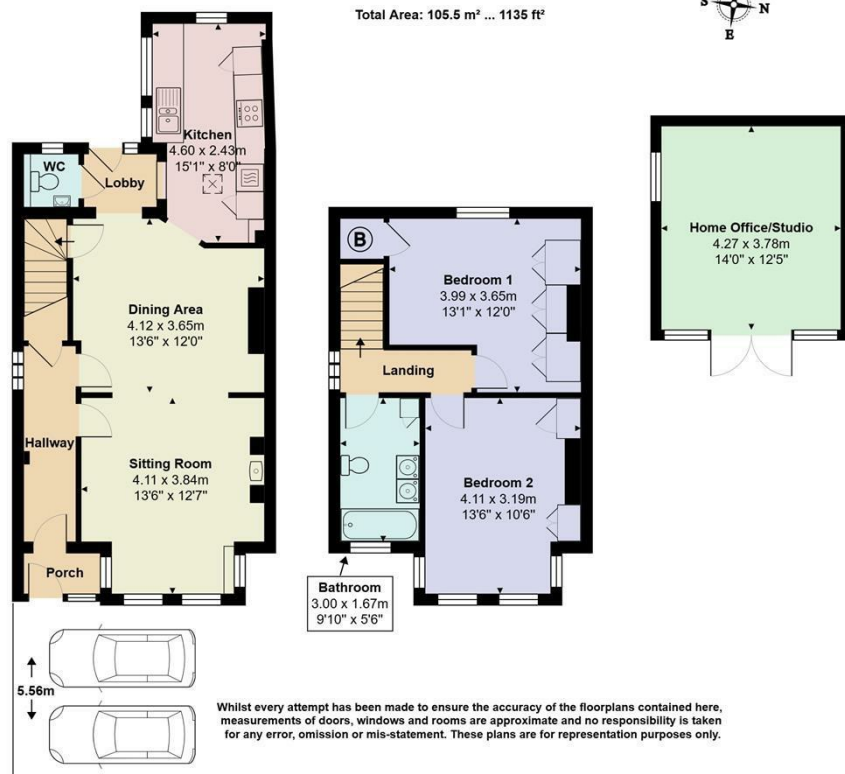


Albert Road, Henley on Thames, RG9 1SD

Approx. Internal Area: 89.4 m² ... 962 ft²

Home Office/Studio Area: 16.1 m² ... 173 ft²

Total Area: 105.5 m² ... 1135 ft²



Directions

From our office in Station Road, turn right at the traffic lights into Reading Road. At the next set of traffic lights turn left into Greys Road and then take the first turning on the left into Albert Road. Kenton will be found at the very end 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) A		86
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC