



PHILIP
BOOTH
ESQ.



Windyridge Elizabeth Road, Henley-On-Thames, Oxon, RG9 1RA

£1,000,000

- A handsome 4-bedroom semi-detached home in a quiet location
- Kitchen and breakfast room
- Bathroom and separate shower room
- Garage with double doors
- Open-plan sitting room and dining room
- Separate utility room and cloakroom
- Approx 0.25 acres with a large rear garden
- Family room with a door to the kitchen
- Four first-floor bedrooms
- Driveway with ample parking

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

sales@philipboothesq.com
www.philipboothesq.com

Windyridge Elizabeth Road, Henley-On-Thames RG9 1RA

A much loved 4-bedroom semi-detached family home, built in the 1930s, benefitting from a large garden and plenty of off-road parking and a garage. The property is well presented although requires some modernisation. Set in a quiet sought-after residential area on the western outskirts of Henley just a short walk from good local schools and open countryside, ideal for dog walking.



Council Tax Band: G



ACCOMMODATION

A white painted timber front door with glazed fanlight, opens to the entrance hall with a staircase to the first floor with under-stair storage.

The family room has a front aspect with a large picture window, fitted bookshelves, cornicing and a door to the kitchen.

Across the entrance hall is the open plan reception room with a sitting room and dining room.

The dining room has a front aspect with a bay window. There is a wide opening through to the sitting room.

The sitting room is at the rear of the property with a fireplace with a brick surround housing an open fireplace. There is fitted shelving to each side of the chimney breast and French doors opening to the rear garden.

A door opens to the kitchen with quarry tiled floor and a good range of timber fronted wall and base units with white composite countertops and an inset stainless steel sink unit under the window with a rear aspect out to the rear garden. Appliances include a dishwasher, a fitted gas hob and an electric eye-level oven. There is a wall mounted gas fired boiler. The breakfast area has French doors to the rear garden and a raised wood-burner between this and the kitchen.

There is a separate utility room with space for washing machine and a glazed door to the rear garden.

The cloakroom comprises a w.c, a sink and a window to the side aspect.

Stairs lead up to the first floor landing with airing cupboard.

The principal bedroom is a large double with exposed wood flooring and a large picture window to the front aspect.

Next to the principal bedroom there is a bathroom including panelled bath with a shower mixer, a low level w.c., two wash hand basins and a bidet. There is a large picture window overlooking the garden.

Bedroom 2 is also a large double with a bay window with a front aspect.

Bedroom 3 is a double with a rear aspect overlooking the private rear garden.

Bedroom 4 is a single bedroom with a front aspect, currently used as a study space.

The shower-room has a white suite comprising a low-level w.c., a wash hand basin and a shower cubicle with large tiled walls. Window overlooking the rear garden.

OUTSIDE :

Windyridge sits in a plot of approaching 0.25 acres.

The west-facing rear garden is a particular feature of this property. There is a patio with doors from the breakfast room and a brick built BBQ making it the ideal space for entertaining. The rest of the garden is mainly laid to lawn with mature trees including apple trees, and well stocked shrub beds. There is a greenhouse and two timber sheds.

To the front there is a large garage with and fitted cupboards and double doors to the front. The gravel driveway has space to park 3-4 cars.

LOCATION

Living in Elizabeth Road

Windyridge is situated near the top of Greys Road, and convenient for Valley Road Primary School, Gillotts Secondary School and Henley Leisure Centre. There is a regular bus service from Greys Road into Henley town centre. The Gillotts Corner dog walking field is just metres away and is an amenity space owned by Henley Town Council.

The 'Top Shops' are close-by and offer a 'One Stop' convenience store, a barber shop, a laundrette, the 'Happy Wok' Chinese take away and Herbies Pizza.

Henley town centre has a wide selection of shops, including a Waitrose supermarket; there are many independent shops and boutiques, a 3-screen cinema, a historic theatre, excellent pubs and restaurants and a bustling market every Thursday.

The commuter is well provided for with the M4/M40 motorways giving access to London, Heathrow airport, the West Country and the Midlands.

Henley Station has links with London Paddington (via Twyford) The Elizabeth Line (Crossrail) will take passengers to The City and Canary Wharf.

Reading - 7 miles

Maidenhead M4 Junction 8/9 - 11 miles

London Heathrow - 25 miles
London West End - 36 miles

Schools

Primary Schools - Valley Road primary school (Good).

Secondary Schools - Gillotts School (Outstanding).

Sixth Form - The Henley College.

Prep schools - St Mary's School, Rupert House School, Private schools - buses to Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading and the Abingdon schools.

Leisure

Henley Leisure Centre is located next to Gillotts School and has a swimming pool, sports hall, squash courts and a gym. There is Golf at Henley Golf Club and Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty. There are many activities on the River Thames including rowing, kayaking and paddle boarding clubs.

Tenure - Freehold

Services - All mains services

Local Authority - South Oxfordshire District Council

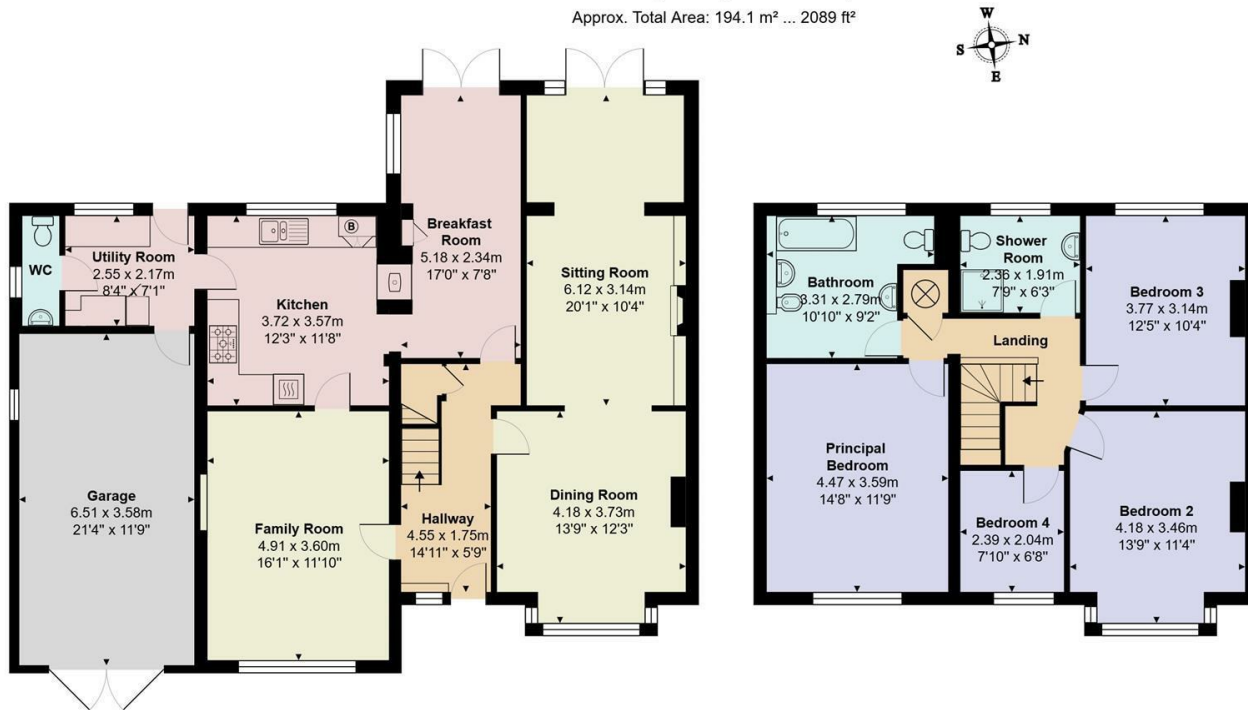
Council Tax - Band G



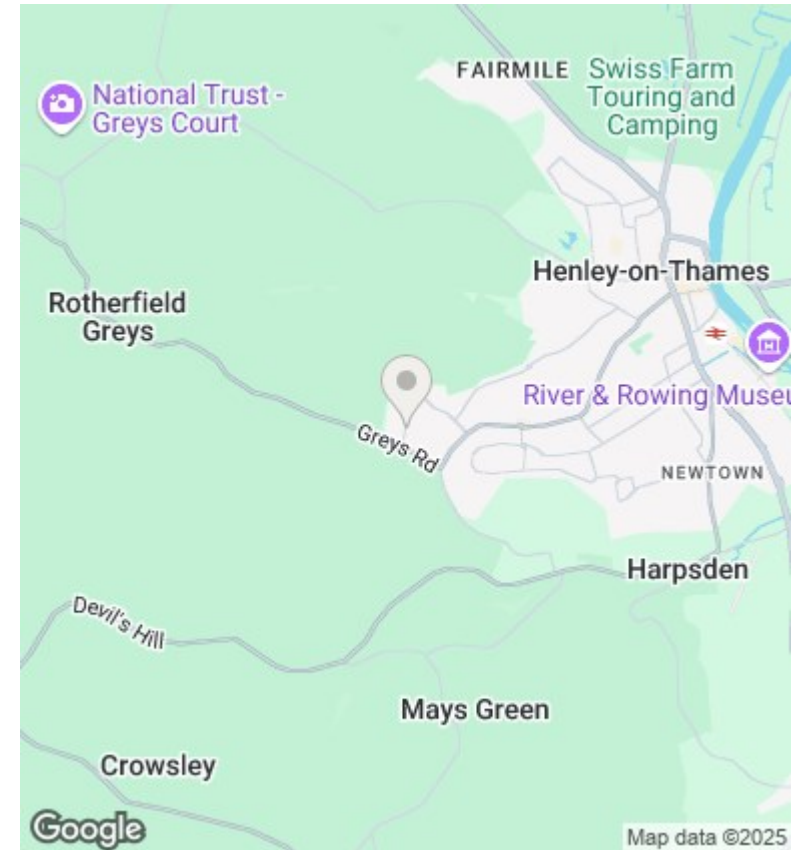


Elizabeth Road, Henley on Thames, RG9 1RA

Approx. Total Area: 194.1 m² ... 2089 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, turn right at the lights onto Reading Road. At the next set of lights turn left up Greys Road, passing the Saracens Head pub. Continue over the roundabout by the Top Shops. Follow the road around the right hand bend passing the turning to Gillotts Lane on your left, and continue for a further 1/4 of a mile and take the next right turn into Elizabeth Road. The property will be found about 150 yards 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		73
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	