



100 Luker Avenue, Henley-On-Thames, Oxon, RG9 2HH

£575,000

- A 3-bedroom semi-detached family home
- Sitting room with picture window
- Garden views over the Fairmile towards the town
- 0.5 miles from Henley town centre
- Extended open-plan kitchen and dining room
- 3 first floor bedrooms
- large workshop/store
- Utility area
- Modern bathroom
- Off-road parking

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Located in a quiet neighbourhood just half a mile from the Henley town centre and close to good local and independent schools. The property has 3 bedrooms and benefits from a kitchen extension providing a dining room. There is a private rear garden with a view across rooftops to St Mary's church at the heart of Henley.



Council Tax Band: D



ACCOMMODATION

From the street, there is a driveway and stone path through the front garden to the front door.

The property has attractive sand coloured brick elevations, with a part glazed front door featuring a floral pattern and matching side panel.

The entrance hall has doors opening to the ground floor rooms and stairs to the first floor.

A downstairs cloakroom features a low-level w.c, a wash hand basin and a window providing natural light.

The sitting room has a front aspect with a large picture window.

There is a generously sized kitchen dining room features a good range of Shaker style wall and base units with a wood effect countertop over with an inset sink unit. There is space for an American style fridge/freezer, plumbing for a washing machine. There is a separate utility area with space for a tumble dryer.

The dining room overlooks the rear garden with views over rooftops to hills and woods, as well as to St Mary's church with plenty of natural light entering through velux windows above.

Stairs lead to the first floor landing.

Bedroom 1 is a large double bedroom with a front aspect picture window. There is a radiator and space for built-in/freestanding cupboards.

Bedroom 2 is a double bedroom with a window overlooking the garden and towards the mature trees on the Fairmile. There is space for cupboards and a desk.

Bedroom 3 is a single bedroom with ample space for bookshelves and a desk with a

window overlooking the front garden.

The family bathroom comprises a low-level w.c, a wash-hand basin, a panel enclosed bath with shower over. Finished with white tiling and has an extractor fan

OUTSIDE

To the front of the property there is a driveway providing off-road parking and a garden laid to lawn with mature shrub beds. To the right hand side of the house there is an enclosed workshop/store shed with light and power and a door to the rear garden.

The landscaped rear garden is terraced with an expanse of lawn with shrub borders and steps down to a further patio area of the garden, which can be used as extra space for a shed/garden tools.

LOCATION

Living in Luker Avenue

Luker Avenue is located 0.5 miles from the town centre, with the River Thames and railway station a 15 to 20 minute walk away.

Henley has a strong community, with a wide selection of shops, including a Waitrose supermarket; there are boutiques, a cinema, a theatre, excellent pubs and restaurants, a wealth of independent local food producers, 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 55 minutes (via both the Elizabeth Line and mainline rail network). There are regular bus services to the larger towns of Reading and High Wycombe, via Marlow.

Schools

Primary Schools - Badgemore Primary School (Ofsted Good)

Secondary Schools - Gillotts School (Ofsted Outstanding)

Sixth Form - The Henley College

Private prep schools - St Marys 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, SUP and Kayaking. The world-famous Royal Regatta takes place in July followed by the Henley Festival of Arts. The Rewind Festival takes place in August.

Marina facilities at Harleyford and Wargrave; Golf at Henley and Badgemore Park, Rugby, Hockey, Cricket, Football and Lawn tennis clubs. A short walk from the property is Freemans Meadow - a public play park with climbing frames.

There is superb walking, cycling and riding in the Chiltern Hills, a designated area of outstanding natural beauty, with a public footpath a short distance from the house. Phyllis Court private members Club is situated on the river and is a great place to socialise.

Tenure - Freehold

Local Authority - South Oxfordshire District Council

Council Tax Band - D

Services - Gas fired, mains water, sewage and electricity

Broadband - ultrafast FTTP available via Zzoomm



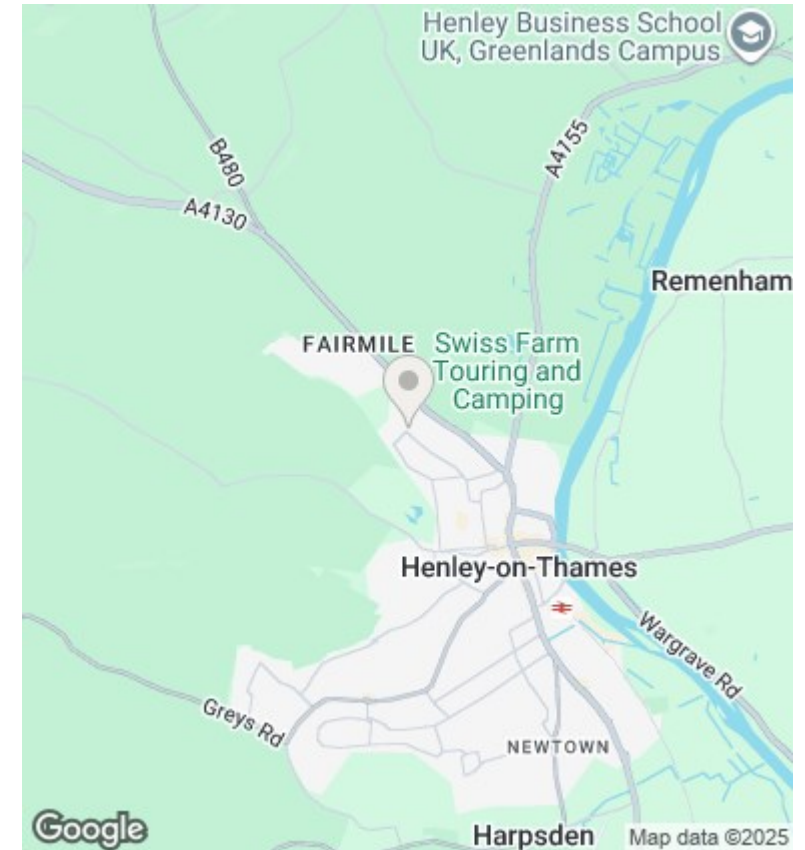


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Approx. Total Area: 102.0 m² ... 1098 ft² (excluding workshop/ store)



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

From the central traffic lights in Henley town centre facing the town hall. Proceed through the market square and follow the road to the rear of the town hall, into Kings Road. Continue for approx 1/4 of a mile and just after the mini roundabout turn left into Mount View. Continue into Luker Avenue 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) A		85
(81-91) B		
(69-80) C	74	
(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