



PHILIP
BOOTH
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4 Sherwood Gardens, Henley-On-Thames, Oxon, RG9 1QJ

£375,000

- A 2-bedroom detached retirement bungalow
- Gas central heating
- Rear patio terrace with timber shed
- No onward chain
- Sitting room with doors to the patio
- 2 double bedrooms
- Communal gardens
- Kitchen with appliances
- Recently re-fitted bathroom
- Car parking

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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4 Sherwood Gardens, Henley-On-Thames RG9 1QJ

A 2-bedroom detached retirement bungalow situated in a quiet purpose-built development close to local shops and regular bus service to Henley town centre. The property has a modern bathroom suite, a sitting room with doors opening to a private patio terrace.



Council Tax Band: D



ACCOMMODATION

A path leads from the pavement to the front of the property with a covered porch and veranda. The front door opens to the entrance hall with doors to the principal rooms.

The sitting room has a marble ornamental fireplace with 'Adam style' surround housing an electric fire and glazed sliding door leads out to the rear patio.

The kitchen has a good range of timber fronted wall and base units with work surfaces over and an inset stainless steel single drainer sink with mixer tap and a tiled splash back. There is a built-in electric oven, a gas hob with hood over, space for a fridge freezer, plumbing for a washing machine and a wall mounted gas fired central heating boiler.

Bedroom 1 is a good size carpeted double with fitted wardrobes and a rear aspect window overlooking the patio.

Bedroom 2 is also carpeted with a front aspect.

The recently refitted shower room has a modern suite comprising a double length walk-in shower with fully tiled walls, a chair and rail. There is a vanity wash hand basin, a low level w.c. and a window.

Outside

The property sits within well tended communal grounds. Each property has a private paved patio area leading to the communal lawn. There is a timber shed providing useful storage.

Minimum age - 65 years old

LOCATION

Situated 0.5 miles to the west of Henley town centre and Henley railway station, and is ideally located within walking distance of local amenities. There is a regular bus service to Henley town centre with bus stops on Greys Road.

The 'Top Shops' are just a short walk away and offer a 'One Stop' convenience store, laundrette, a barbers, 'Happy Wok' Chinese take away, and a Pizza delivery shop.

Henley town centre 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 and M40 motorways giving access to London, Heathrow, West Country and Midlands. Henley Station has direct links with London Paddington - in approx 55 minutes via connections at Twyford to the Elizabeth Line and mainline train services.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

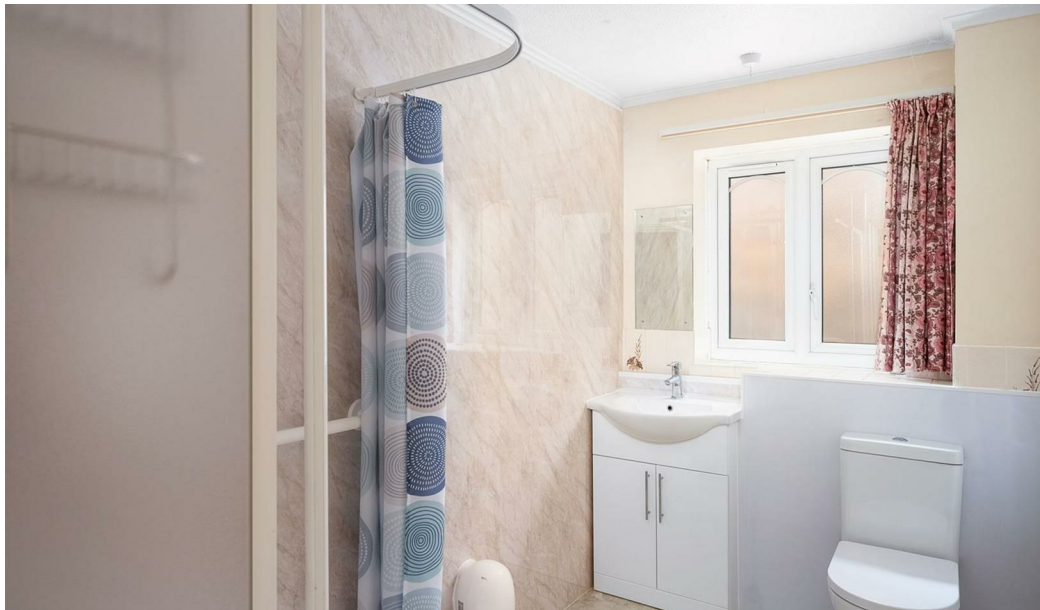
London West End – 36 miles

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, river moorings in Henley. Golf at Henley Golf Club, Badgemore Park Golf Club. Other sports clubs include Rugby, Hockey, Football and Lawn tennis. 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
Minimum age - 65 years old
Local Authority - South Oxfordshire District Council
Council Tax Band - D





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Approximate Gross Internal Area = 58.7 sq m / 632 sq ft

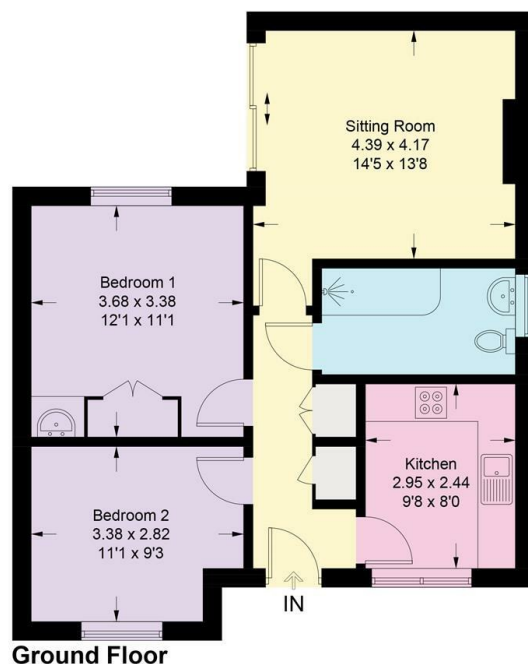
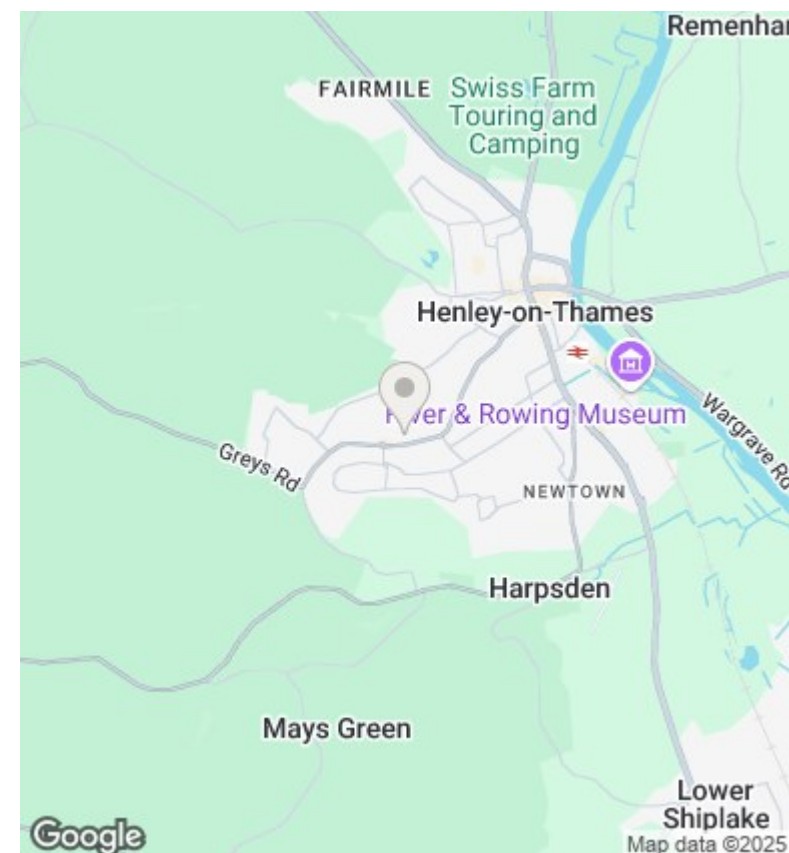


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1165185)



Directions

From our offices in Station Road, turn right at the traffic lights with the junction with Reading Road, towards the town centre. Turn left into Greys Road. Continue past Albert Road, and up the hill passing the Saracens Head pub. Continue past Green Lane and Gainsborough Road, where Sherwood Gardens 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	59	86
(81-91) B		
(69-80) C		
(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 