



PHILIP  
BOOTH  
ESQ.



## 106 Reading Road, Henley-On-Thames, Oxon, RG9 1DN

£725,000

- An attractive Victorian terraced house
- Cloakroom
- Family bathroom
- A short walk to the station
- Sitting room with a fireplace
- Kitchen and breakfast room
- 2nd floor bedroom with en suite
- Dining room
- 2 double first floor bedrooms
- Private south west facing rear garden

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

[sales@philipboothesq.com](mailto:sales@philipboothesq.com)  
[www.philipboothesq.com](http://www.philipboothesq.com)



# 106 Reading Road, Henley-On-Thames RG9 1DN

An attractive bay-fronted Victorian mid-terrace home benefitting from 3 double bedrooms (1 with en suite) and a first floor bathroom. The property favours a south-westerly facing private rear garden with access via a path to Harpsden Road. It is a short level walk to the railway station, town centre shops, the River Thames and good schools for all ages.



Council Tax Band: D



## ACCOMMODATION

A low wall with wrought iron decoration with matching gate opens to a traditional Victorian path, which leads to the part glazed front door with an ornate arch with original stained glass window above.

The hallway has a high ceiling and stairs to the first floor.

The cloakroom is beneath the stairs and has a white suite comprising a low level w.c and wash hand basin.

The sitting room has a bay window to the front with double glazed windows. The focal-point is the attractive open fireplace with timber surround with mantelpiece and shelved recesses to each side. There is natural wood flooring and ornate plaster moulded cornicing.

The dining room has a rear aspect, a fireplace, a picture rail and painted floor boards.

The kitchen has a good range of wall and base units with additional pan drawers to both sides of the kitchen with work surfaces over, an inset stainless steel sink with mixer tap and white 'metro' tiled walls. There is plumbing for a dishwasher and a washing machine. A low level double oven, a gas hob and extractor hood over. The flooring is flagstone ceramic tiles.

An arch opens into the breakfast area, which is a bright room with a dual aspect and sliding doors to the rear garden.

Stairs lead to the first floor landing.

A stripped pine part glazed door opens into the family bathroom, which has a white suite comprising a bath, a walk-in fully tiled shower cubicle, twin wash hand basins and a w.c..

Bedroom 1 has a front aspect with a double glazed window and a pretty cast-iron fireplace and exposed timber flooring.

Bedroom 2 has a rear aspect with a sash window a pretty cast-iron fireplace and exposed timber flooring.

Stairs lead to the second floor

The 3rd bedroom has a skylight window to the rear and eaves storage. The en suite shower room has a white suite comprising a fully tiled shower with independent wall-mounted shower, a low level w.c. and a wash hand basin.

## Outside

The southwest-facing private rear garden is child and pet friendly being mainly laid to lawn and enclosed by brick wall and panel fencing. There is an extensive paved patio to the side return, which is a real sun-trap. There is a lawn with mature shrub borders. At the end of the garden there is a timber shed and a pedestrian gate opening to the rear path onto Harpsden Road.

## LOCATION

Living on Reading Road

106 Reading Road is situated just a short level walk from Henley town centre, the railway station and River Thames.

The Three Horseshoes Pub - a popular 'local' with an attractive outdoor space, and rave reviews for its food on TripAdvisor. Further down the road is the petrol filling station, which acts as a useful convenience store and hosts both a Subway and a bakery concession, and the ever popular Smarts Fish Bar is only a few minutes walk away.

Henley has a Waitrose supermarket and a host of independent shops and boutiques, a 3 screen cinema and an historic theatre. Further out of town towards Reading is the Tesco superstore.

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 Crossrail / Elizabeth Line) 55 minutes. There are regular bus services to Reading and High Wycombe with bus stops on the Reading Road.

Reading - 8 miles; Maidenhead M4 Junction 8/9 - 10 miles;  
Stokenchurch M40 Junction 5 - 13 miles;  
London Heathrow - 25 miles;

London West End - 36 miles

#### Schools

Primary Schools - Trinity Primary, Sacred Heart Catholic Primary school

Secondary School - Gillotts School (Ofsted Outstanding)

Sixth Form - The Henley College

Prep schools include St Mary's School and Rupert House School

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

#### Leisure

Henley has vibrant sporting and member clubs, including Henley Hawks Rugby Club, Hockey for all ages, Football, Henley Cricket Club, and Phyllis Court Club. River pursuits include the Henley sailing club, local canoe clubs and various rowing clubs with the world-famous Henley Royal Regatta taking place each summer.

There are marina facilities at Hambleden and Wargrave. There are several golf clubs including Henley Golf Club, Badgemore Park Golf Club. The Chiltern Hills area of outstanding natural beauty provides superb walking, cycling and horse riding.

Tenure - Freehold

Local Authority - South Oxfordshire District Council

Council Tax - Band D







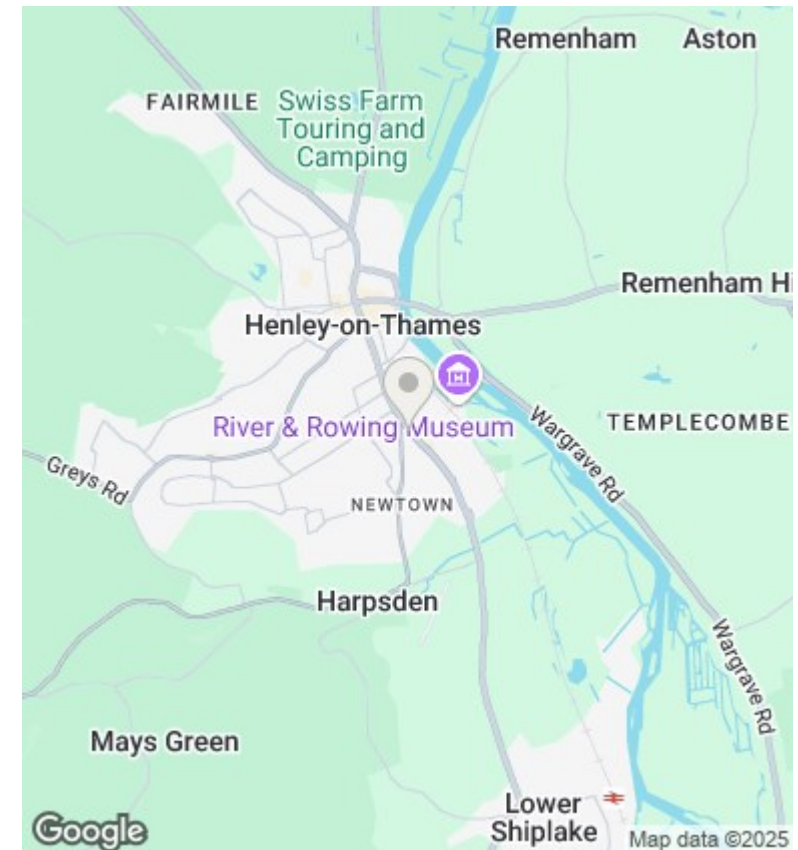


## Reading Road, Henley on Thames, RG9 1DN

Approx. Total Area: 113.6 m<sup>2</sup> ... 1223 ft<sup>2</sup> (excluding eaves)



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 office in Station Road turn left at the traffic lights into Reading Road. Continue over the roundabout where the property will be found on the right hand side. There is plenty of on-street parking.

## 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) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		