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## 30 Harpsden Road, Henley-On-Thames, Oxon, RG9 1EG

£650,000

- 3-bedroom semi-detached family home
- Kitchen/breakfast room
- First floor bathroom
- Trinity school catchment area
- Just a 10 minutes walk into town and railway station
- Utility room and cloakroom
- Potential to extend and convert loft STPP
- Dual aspect sitting room
- 3 first floor bedrooms
- West facing private rear garden

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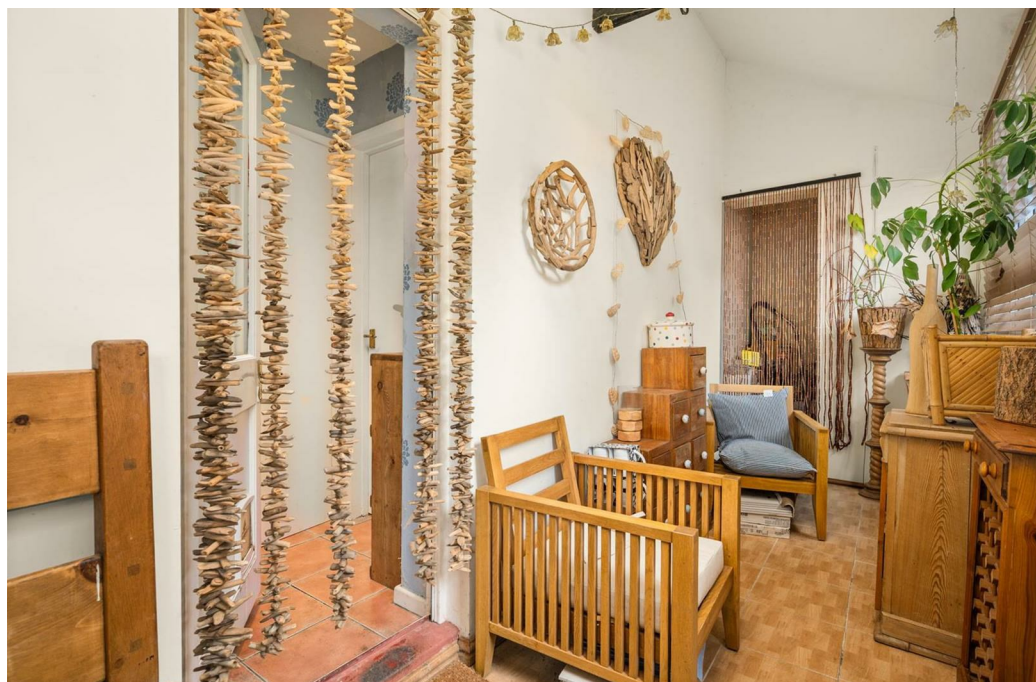


# 30 Harpsden Road, Henley-On-Thames RG9 1EG

A tucked away 3-bedroom semi-detached family home just half a mile from the Henley town centre and railway station making it ideal for commuters to London. Sitting room, kitchen/breakfast room and garden room with two double bedrooms and a single, with a first floor bathroom. Benefitting from a large private rear garden. Trinity school catchment.



Council Tax Band: D



## ACCOMMODATION

Located just 0.5 miles from the railway station, the vibrant town centre and the River Thames, 30 Harpsden Road is a charming property offering the perfect balance of convenience and lifestyle.

The property tucked-away with access to the front path through a mature hedge. The front garden has mature seasonal flowers and a path to the front door, which opens into the entrance hall. Stairs lead to the first floor.

The sitting room, is a bright room, flooded with natural light from its dual aspects, features a fireplace, currently not in use.

The kitchen/breakfast room can also be accessed with doors from the entrance hall and the sitting room and includes a range of fitted wall and base units with work surfaces over with inset stainless steel sink unit. There is space for a fridge, a free-standing cooker and plumbing for a dishwasher.

The downstairs cloakroom is located under the stairs with low level w.c and a pedestal wash hand basin.

To the rear of the kitchen is the utility/boot room with two large picture windows to the rear overlooking the garden. There is a cupboard providing useful storage.

Stairs lead to the first floor landing.

Bedroom 1 is a double bedroom with a window to the front aspect and radiator.

Bedroom 2 is a double bedroom with a front aspect.

Bedroom 3 is a single bed with a window to the rear.

The bathroom has a white suite comprising a panel enclosed bath with modern tiled surround, a pedestal wash hand basin and a low level w.c.

Agents note: Several other properties locally have converted the loft.

## Outside

The front garden has a path to the front door, a small area of lawn and mature flower and shrub borders, with a high hedge to the front providing privacy and side access leading to the rear garden.

The private, west-facing rear garden offers an ideal space for outdoor activities, relaxation and entertaining. There is a large expanse of lawn with shrub borders and a timber shed.

Unrestricted parking is available on Harpsden road, providing convenient access for both residents and visitors.

## LOCATION

Living in Harpsden Road

Harpsden Road is situated just south of Henley town centre and approximately 1/2 a mile from Henley railway station and 0.7 miles from Mill Meadows with riverside walks towards Shiplake. Local landmarks include Drawback Hill and Harpsden Woods, which also provide country walks.

Henley 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/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station has direct links with London Paddington

(via Twyford TfL Elizabeth Line) 55 minutes.

There is a regular bus service from Henley to Reading with bus stops on Reading Road.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

#### Schools

Primary Schools - Trinity Primary, Sacred Heart Catholic Primary school

Secondary Schools - Gillotts School

Sixth Form - The Henley College

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

N.B School buses operate to 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 and the world-famous Royal Regatta. Henley Festival of Arts. Marina facilities at Harleyford and Wargrave. Henley Golf Club, Badgemore Park Golf Club. Superb walking and riding 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

Services - Mains water, gas, drainage and electricity



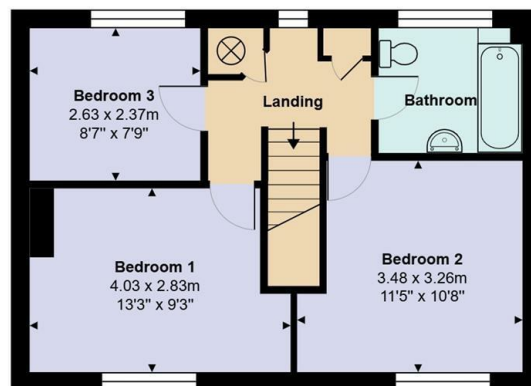




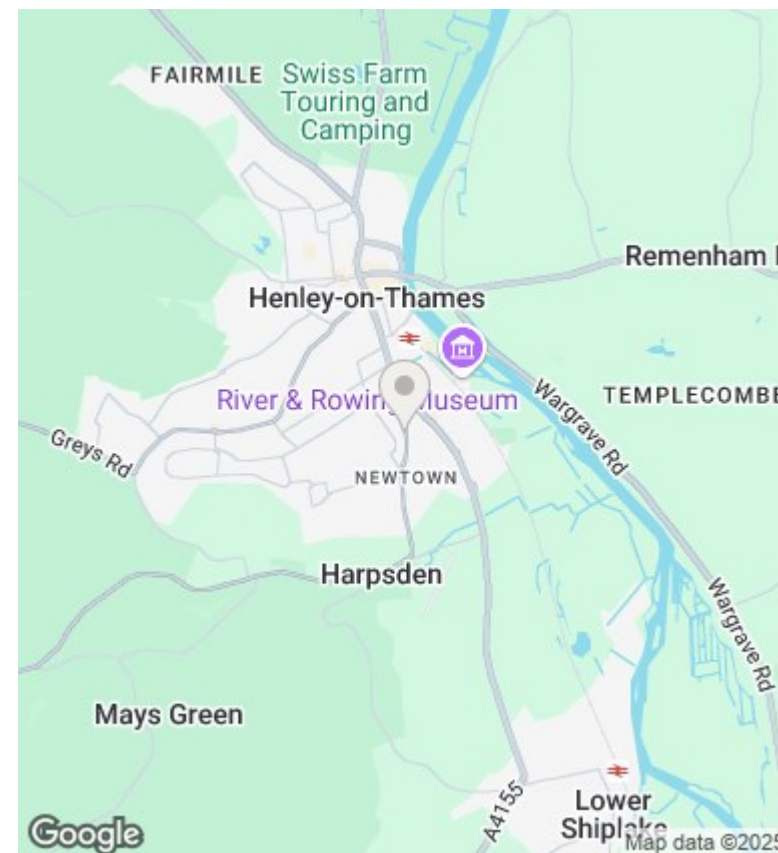


## 30 Harpsden Road, Henley on Thames, RG9 1EG

Approx. Total Area: 94.3 m<sup>2</sup> ... 1015 ft<sup>2</sup>



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 at the traffic lights, turn left onto Reading Road and continue to the roundabout with the Three Horseshoes Pub. Turn right into Harpsden Road where number 30 will be found on the right hand side just after Western Avenue.

## 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>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		