



## 2 Grove Road, Henley-On-Thames, Oxon, RG9 1DH

£550,000

- Pretty Victorian terraced home
- Modern kitchen/dining room
- Full upstairs bathroom
- No onward chain
- Newly renovated for modern living
- Downstairs cloakroom
- Enclosed garden with gated access and shed
- Open-plan living space
- 1 double bedroom and 1 single bedroom
- Quiet location, a short walk to town, train station and river



## 2 Grove Road, Henley-On-Thames RG9 1DH

A charming 2-bedroom bay fronted mid-terrace home which has been recently modernised with new kitchen breakfast room, a new first floor bathroom and a ground floor cloakroom. Situated in a sought-after road, being convenient for the railway station, the town centre or the River Thames. It has been extended to the rear but still retains a very usable garden with gated access. Planning permission has been granted for a 2-storey extension and loft conversion.



Council Tax Band: D



## ACCOMODATION

Conveniently located a walking distance to Henley railway station this pretty 2-bedroom bay-fronted mid-terrace home has been modernised with a new kitchen/breakfast room, a new first-floor bathroom and a ground-floor cloakroom.

A black and red diamond pattern tiled pathway leads to the covered entrance porch and 4-panel front door.

The open-plan reception room has a living area to the front with a bay window and dining area with a sash window to the rear. There is a new engineered wood floor, fitted shelving either side of the chimney breast and fitted shutters to the window. To the rear there is an open fireplace with brick surround with built-in low-level cupboards either side of the chimney breast.

Under the stairs there is a cloakroom with a white suite comprising a w.c. and wash hand basin.

The kitchen has a good range of 'Shaker style' wall and base units with wooden worktops over and a single drainer ceramic sink with a mixer tap and a double-glazed window to the side. A cupboard houses a new Worcester Bosch gas combi boiler. There is a built-in Bosch electric oven, with induction hob, an integrated slimline dishwasher and fridge freezer. Sliding double-glazed doors open to a paved patio terrace.

A new herringbone pattern carpet with 'Fleur de Lis' carpet-stays leads to the first floor. The loft hatch sits above the carpeted landing.

Bedroom 1 is a generous double bedroom with a front aspect, with a large sash window and fitted shutters and engineered wood flooring.

Bedroom 2 is a single bedroom with a window overlooking the garden with fitted shutters, a cupboard and engineered wood flooring.

The bathroom has a useful sliding pocket door and a modern white suite comprising a panelled bath with a rainfall shower over and a tiled surround, a low-level w.c., a vanity wash hand basin with mixer tap, and a heated towel rail.

## Outside

The east-facing rear garden is enclosed by a Victorian waist-height cap-stoned brick wall. There is a patio terrace with outside lighting, a pedestrian gate to the rear providing access to a path which leads around to the front of the terrace. In the corner of the garden there is a timber shed.

Agents' note: Planning permission has been granted for a part single, part two-storey rear extension and rear roof-lights - SODC Planning number P23/S1862/HH

CGI furniture has been used in the marketing of this property.

## LOCATION

Living in Grove Road

Grove Road is a quiet residential road of Victorian terraced homes, situated just a short level walk from Henley town centre, railway station and River Thames.

There are regular buses to Reading with bus stops on Reading Road. It is close to a neighbourhood pub The Three Horseshoes, and a short walk to the petrol station which has a convenience store with a Subway franchise and bakery concession.

Henley has a Waitrose supermarket and a Tesco at the southern end of the town. There are a host of good restaurants providing a variety of different cuisines, some interesting independent shops and boutiques, a 3 screen cinema showing the latest films and an historic theatre.

The commuter is well provided for with both the M4 and M40 giving swift access to London, Heathrow, the West Country and Midlands. Henley railway Station has links with London Paddington (via Twyford 55 minutes) which provides access to the City and Canary Wharf on the Tf Elizabeth Line.



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 school catchment (Ofsted Good).

Secondary Schools - Gillotts School (Ofsted Outstanding).

Sixth Form - The Henley College.

Prep schools - St Mary's School, Rupert House School are within walking distance.

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

Local Authority - South Oxfordshire District Council

Council Tax - Band D



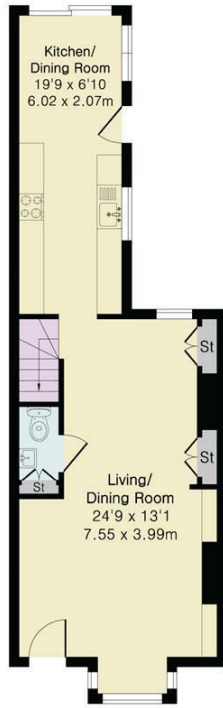




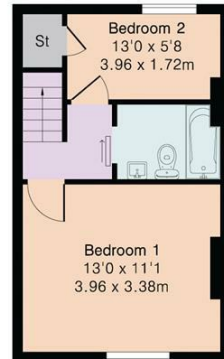
**Approximate Gross Internal Area 732 sq ft - 68 sq m**

Ground Floor Area 440 sq ft – 41 sq m

First Floor Area 292 sq ft – 27 sq m



Ground Floor



First Floor

## Directions

From Station Road, at the traffic lights with Reading Road turn left. Continue for approx 400m and just after Jewsons Builders Merchants turn left into Park Road. Grove Road is the first on the right, where the property will be found on the left 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 