



PHILIP  
BOOTH  
ESQ.



73 Greys Road, Henley-On-Thames, Oxon, RG9 1TD

£375,000

- A pretty end-of-terrace cottage
- First floor bathroom
- Modern fitted kitchen
- Outhouse utility room/home office
- Double glazing to the rear
- 1 double bedroom
- Sitting room with front aspect
- South facing rear garden
- Gas central heating
- No onward chain

# 73 Greys Road, Henley-On-Thames RG9 1TD

Offered with no onward chain - This pretty, 1 double bedroom end-of-terrace character cottage, is conveniently located just a stone's throw from Henley town centre and a short walk to the railway station and the River Thames. It has a mature south facing, enclosed courtyard rear garden with side access and an outhouse providing utility room/home office.



Council Tax Band: C



## ACCOMMODATION

A part-glazed front door opens into a sitting room with a sash window to the front, wall light points, a laminate wood floor and a fireplace that has been blocked off but could be reinstated.

An opening gives access to the kitchen, which has a good range of fitted wall and base units with granite effect work surfaces over with splash-backs. A stainless steel sink unit sits below the double glazed window which has a rear aspect overlooking the garden. There is a fitted electric single oven with a ceramic hob and extractor fan over, plumbing for a washing machine, a low level electric heater, a wall mounted gas fired central heating boiler and a glazed door into the rear garden.

The stairs lead from the kitchen to the first floor.

The bedroom has a front aspect with a sash window, it is carpeted and has a central light point.

To the right is a good size bathroom with a panel enclosed bath, a corner shower cubicle, a pedestal wash-hand basin, a w.c., non-slip floor and a double glazed obscured glass window to the rear providing ventilation.

The south facing courtyard garden is enclosed by a wall to one side, a wooden fence to the other and is partly paved with brick and paving stones. To the rear is an outhouse utility/home office with has a part-glazed door, a velux window and power and lighting. (CGI furniture for illustrative purposes only)

## LOCATION

### Living in Greys Road

Greys Road is a residential road with this property being just 0.25 miles from the town centre and railway station, which is approximately a 10 minute walk away.

Henley has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a cinema, an historic 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 road access to London, Heathrow, West Country and Midlands. Henley Station has links with London Paddington via Twyford which is also an TfL Elizabeth

Line (Crossrail) station.

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 Primary

Secondary Schools – Gillotts School

Sixth Form – The Henley College

Private Prep schools – St Mary's School, Rupert House School,

### Leisure

There are many local rowing clubs along the river. In addition there are canoe clubs and a sailing club at Wargrave. The world famous Henley Royal Regatta takes place in July followed by the Henley Festival of Arts. The Rewind Festival takes place by the river in August.

Mooring and Marina facilities can be found at Henley, Hambleden and Wargrave.

There are local golf clubs at Henley Golf Club, Badgemore Park Golf Club. Other sports clubs include, an active Rugby Club, Hockey, Football and Lawn tennis.

There is superb walking, cycling and riding in the Chiltern Hills, a designated Area of Outstanding Natural Beauty.

### Tenure – Freehold

Local Authority - South Oxfordshire District Council

Council Tax - Band C



## 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 Greys Hill, where the property will be found on the left hand side.

## Viewings

Viewings by arrangement only. Call 01491 876544 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
D (92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Approximate Gross Internal Area 426 sq ft - 40 sq m (Excluding Outbuilding)

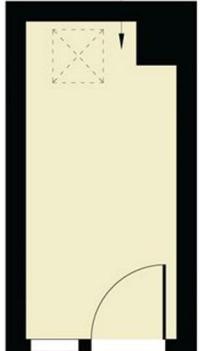
Ground Floor Area 213 sq ft - 20 sq m

First Floor Area 213 sq ft - 20 sq m

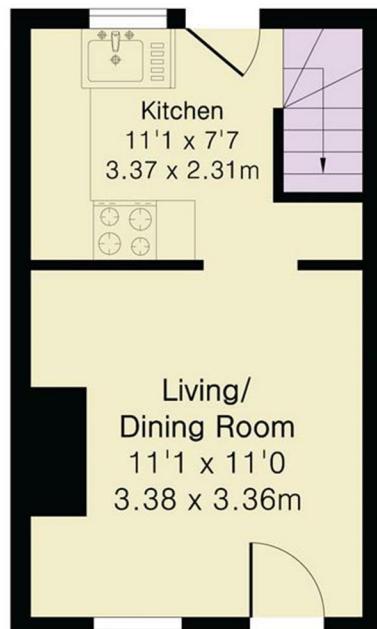
Outbuilding Area 53 sq ft - 5 sq m



Utility/  
Home Office  
10'6 x 5'0  
3.20 x 1.52m



Outbuilding



Ground Floor



First Floor