



## 36 Milton Close, Henley-On-Thames, Oxon, RG9 1UJ

£735,000

- Mid century modern terraced home
- Fitted kitchen
- Principal bedroom with en suite shower and w.c
- Driveway parking for 2 cars
- Separate dining room
- Sitting room
- Modern family Bathroom
- Large conservatory
- 3 first floor bedrooms
- South facing rear garden

## 36 Milton Close, Henley-On-Thames RG9 1UJ

A 3-bedroom mid-century modern terraced home, presented in good decorative order throughout and conveniently located in a quiet cul-de-sac just 0.25 miles from Henley town centre. The property features an all year around conservatory to the rear of the sitting room, an en suite shower room to the principal bedroom, a landscaped, low maintenance south-facing rear garden and off-road parking.



Council Tax Band: E





## ACCOMODATION

Nestled in a quiet cul-de-sac just a short walk from the town centre, this beautifully presented three-bedroom mid-terrace home offers generous living space, a south-facing garden, and driveway parking for two cars.

The property welcomes you with a smart frontage and practical layout.

The kitchen has a front aspect, is fitted with a good range of wall and base units with pale beige work surfaces, and a wood-effect floor. There is ample space for a washing machine, dishwasher, oven/hob, and a freestanding fridge/freezer. A stainless steel 1.5 sink with drainer board completes the space.

The former garage has been tastefully converted into a dining room, featuring a mirrored wall at one end, a utility and storage cupboard at the other,, which also contains the electric and gas meters, wood-effect flooring, and a modern vertical radiator.

The heart of the home is the spacious living room, which boasts an original parquet wooden floor, ornamental fireplace, and both a window and French doors leading into the conservatory. A convenient understairs storage cupboard and stairs to the first floor are also located here.

The conservatory, currently hosting a large dining table, enjoys a polished Limestone floor and sliding double doors that open onto the private garden, making it an ideal spot for entertaining.

Upstairs, the first-floor landing provides access to all three bedrooms, the family bathroom, and a linen cupboard.

The principal bedroom is a spacious double with a built-in wardrobe, en-suite shower room, and a balcony overlooking the front.

Bedroom 2 is another well-sized double, also with a wardrobe, and offers a

peaceful view over the garden.

Bedroom 3 is a single, perfect for a child's room or office, with storage over the stairs and a garden outlook.

The family bathroom includes a panel-enclosed bath, pedestal hand wash basin, low-level WC, marble-effect tiled floor, part-tiled walls, and a frosted window to the front.

## OUTSIDE

Step outside to enjoy the low-maintenance south-facing garden, fully paved and framed by panel fencing with a hedge at the bottom. A variety of potted plants bring colour and charm, while a shed at the end provides useful storage. There are two timber sheds.

This well-maintained home combines functionality with character, making it ideal for families or professionals seeking comfortable, convenient living close to the town centre.

## LOCATION

Living in Milton Close

Milton Close is a popular residential road conveniently situated approximately 0.25 miles from Henley town centre and 0.5 miles from the railway station. The property is also ideally situated for several good primary schools. Gillotts School is within walking distance and Henley College is close by.

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 55 minutes (via Twyford TfL Elizabeth Line). There are regular bus

services to the larger towns of Reading and High Wycombe, via Marlow.

#### Schools

Primary Schools - Badgemore, Sacred Heart and Valley Road

Secondary Schools - Gillotts School

Sixth Form - The Henley College

Private - St Marys School, Rupert House School.

Buses operate to the larger Private Schools in Shiplake, Reading and Abingdon.

#### Leisure

The world-famous Royal Regatta takes place in July followed by the Henley Festival of Arts. Rewind Festival in August and Henley Literary Festival in September.

River pursuits include rowing, kayaking and sailing. Marina facilities at Harleyford and Wargrave; Golf at Henley Golf Club and Badgemore Park. Sports clubs Rugby, Hockey, Football and Lawn tennis.

There is superb walking, cycling and riding in the Chiltern Hills, a designated area of outstanding natural beauty. The Henley Park Run takes place in Tilebarn Close.

Phyllis Court is a private members country club, situated on the river has a gym and indoor pool and is a great place to socialise.

#### Tenure – Freehold

Services - All mains services

Broadband - Ultra fast broadband is available via Zzoomm

Local Authority - South Oxfordshire District Council

Council Tax - Band E









**Approximate Gross Internal Area 1271 sq ft - 118 sq m**  
 Ground Floor Area 730 sq ft – 68 sq m  
 First Floor Area 541 sq ft – 50 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## Directions

From our offices in Station Road turn right at the traffic lights, towards the town centre into Reading Road. At the next set of traffic lights turn left into Greys Road. Continue past the entrance to the car park on the right and take the next turning right into Deanfield Avenue. Continue up the hill, passing Henley College on your right, and turn right into Milton Close. The property 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 74      | 80        |
| (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 |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |