



PHILIP  
BOOTH  
ESQ.



## 4 Blandy Road, Henley-On-Thames, RG9 1PH

£950,000

- Spacious bungalow in good condition
- 3 double bedrooms, one with en suite
- Integral garage and parking for 2 cars
- 20 minute walk to town centre and railway station
- 2 generous reception rooms with west-facing windows
- 1 single bedroom / study
- Enclosed rear garden with lawn
- Fitted kitchen and separate utility room
- Family bathroom
- Quiet residential location

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

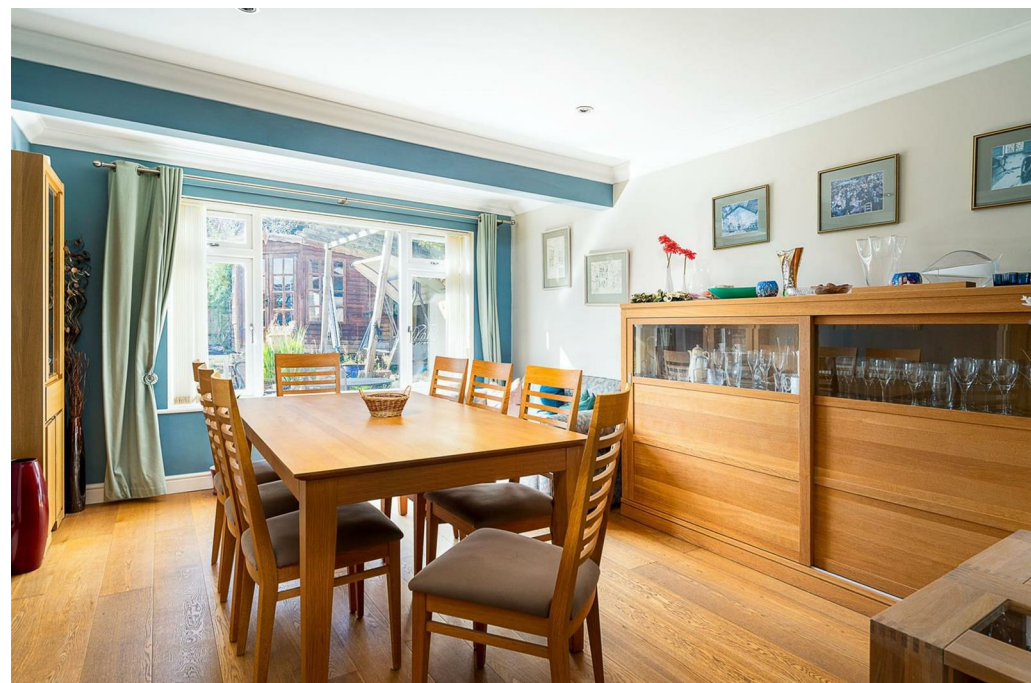
sales@philipboothesq.com  
www.philipboothesq.com

## 4 Blandy Road, Henley-On-Thames RG9 1PH

A light and spacious 4 bedroom bungalow presented in good condition and conveniently situated a mile from Henley town centre and railway station. Refurbished by the current owners, with a lovely west-facing rear garden, a garage and driveway parking for 2 cars. The perfect home to downsize to, or equally suitable for families with easy access to good schools including Valley Road Primary and Gillotts Secondary which has an 'Outstanding' Ofsted rating.



Council Tax Band: F



## ACCOMMODATION

The herringbone brick-block driveway extends into a path between the protruding garage and private lawned area, and leads up to the panelled UPVC front door which has a large obscure-glass panel, allowing natural light into the spacious entrance hall, with wood veneer flooring and a useful storage cupboard. The cloakroom features a wash hand basin and w.c.

The kitchen has a large bright window and features oak shaker-style wall and base units, tiled splash-backs and a granite worktop with 1 1/2 bowl sink. Integrated appliances include a Siemens induction hob with stainless steel extractor hood over, a Neff electric oven and a combination microwave convection oven, a dishwasher, and a wine-fridge under the peninsula. There is space for an American-style fridge-freezer, and a water softening system.

A separate utility room has plumbing for a washing machine and tumble dryer, storage units, a sink and worktops, a door out to the garden and an interior door to the garage.

A door leads from the kitchen to the dining room - a generous room with a bright west-facing picture window and wood veneer floors. Double internal doors lead into the living room, with a wood-burning stove set in a polished stone hearth, carpeting, and a large glass door system out to the garden.

The hallway leads to the generous living accommodation.

Bedroom 1 is a carpeted double with a bank of fitted wardrobes, a window over the garden, and a dramatic en suite bathroom with shower, wash hand basin set into fitted cabinets, and w.c..

Bedroom 2 is a carpeted double with a garden view and fitted double wardrobe.

Bedroom 3 is a carpeted double with fitted double wardrobe and a window over the front garden.

Bedroom 4 is a single bedroom with a wooden floor and a window over the front garden.

The family bathroom is tiled floor-to-ceiling and features a bath with shower over, a wash hand basin and w.c., a heated towel rail, and with a privacy glass window to the front. Fitted cabinets provide useful storage.

The garage has a manual up-and-over door, electricity and lighting.

## Outside

The enclosed rear garden has a westerly aspect, with a raised lawn and mature shrubs. The front garden is likewise lawned with mature trees and shrubs.

**\*\*Agent's note\*\*** the property benefits from a bank of solar panels on the south-facing aspect of the roof. These contribute to a feed-in tariff and not only reduce electricity bills but have also brought the EPC rating up to a B.

## LOCATION

Living in Blandy Road

Blandy Road is a very popular and quiet road, located to the west of Henley town centre. Henley Station is approximately 0.75 miles away and there is a regular 'Hopper' bus service to and from the town square.

The 'Top Shops' are just a short walk away and offer a 'One Stop' convenience store, a laundrette, a Barber shop, 'Happy Wok' Chinese take away and a Pizza delivery.

Henley town centre 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 railway station has links with London Paddington via Twyford - both mainline and Elizabeth Line services to and through London.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

#### Schools

Primary Schools – Valley Road, Sacred Heart Catholic school and Trinity school

Secondary Schools – Gillotts School - recently rated OFSTED Outstanding.

Sixth Form – The Henley College

Private – St Mary’s School, Rupert House School, Shiplake College, Reading Blue Coat, Queen Anne’s Caversham, The Abbey, Reading.

#### Leisure

Henley Leisure Centre is located next to Gillotts School and has a swimming pool, sports hall, squash courts and a gym. Phyllis Court private members club is located on the banks of the Thames and boasts private dining, tennis courts, a gym and swimming pool, along with a wide variety of curated interest groups and events.

Various River pursuits are available on the Thames, and the world famous Henley Royal Regatta is an annual highlight of living in Henley. The Henley Festival of Arts is likewise. There are boating marina facilities available at Hambleden, Harleyford and Wargrave.

Golf at Henley Golf Club and Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty.

#### Tenure – Freehold

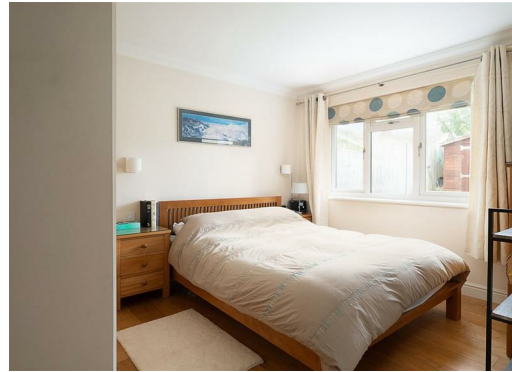
Services - Mains gas, electricity, water, drainage

Broadband - Ultrafast fibre via Zzoomm, or Superfast via other providers

Local Authority - South Oxfordshire District Council

Council Tax - Band E





## 4 Blandy Road, Henley-on-Thames, Oxon, RG9 1PH

Approximate Gross Internal Area = 148.5 sq m / 1598 sq ft

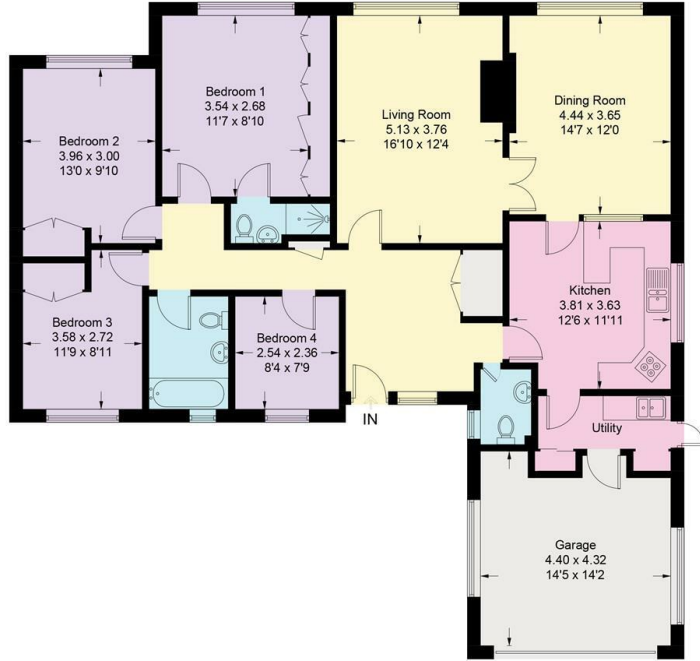
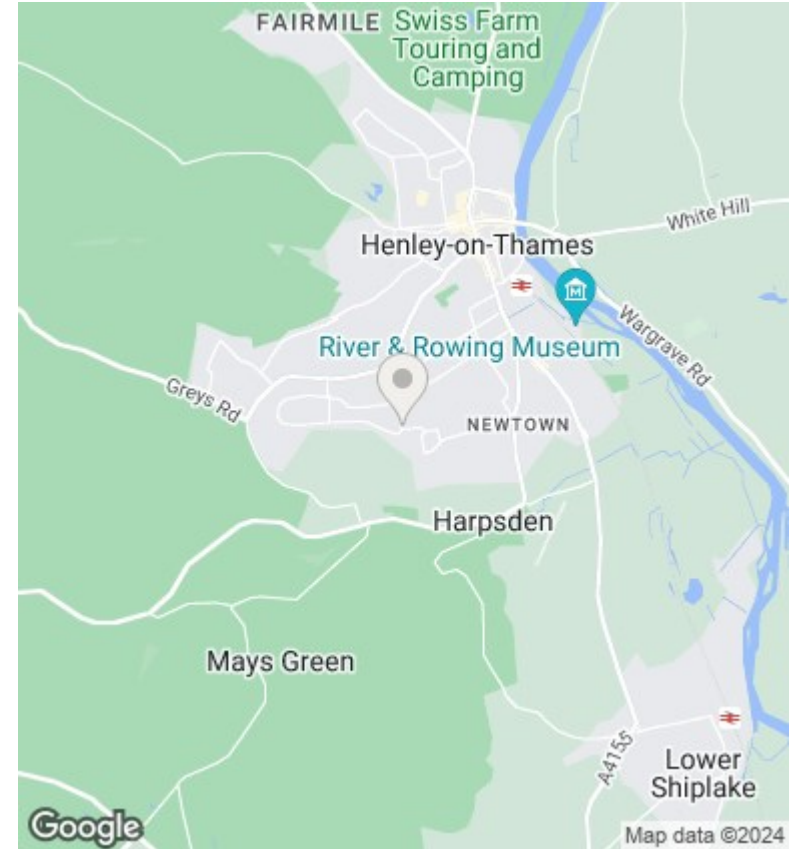


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1013362)



## Directions

## Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		86	90
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	