



PHILIP
BOOTH
ESQ.



87 Reading Road, Henley-On-Thames, Oxon, RG9 1AX

£750,000

- An attractive 1930's semi-detached home
- Dining room with French doors to the garden
- Modern family bathroom
- Potential to extend subject to relevant planning permissions
- Entrance hall with woodblock flooring
- Modern fitted kitchen
- Private rear garden
- Sitting room with open fireplace
- 3 first floor bedrooms
- Garage and off-road parking

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87 Reading Road, RG9 1AX

An attractive 3-bedroom 1930s family home conveniently situated just a short level walk to the town centre, railway station and River Thames. The property has a private easterly facing garden, a garage and offers the potential to extend subject to relevant planning permission.



Council Tax Band: E



ACCOMMODATION

The brick and timber entrance porch has lattice windows to either side.

The original timber front door opens to the entrance hall which has exposed herringbone pattern woodblock flooring. Stairs lead to the first floor.

The sitting room has a front aspect with double glazed leaded windows, exposed herringbone pattern woodblock flooring and an open fireplace with a peeled hearth.

The dining room has a rear aspect with French doors opening to the rear garden with windows to each side, herringbone pattern woodblock flooring and an open fireplace.

The kitchen has a range of modern wall and base level units with work-surfaces over. An inset one-and-a-half bowl stainless steel sink, a built-in electric ceramic hob, an extractor fan and integrated electric single oven. There is a flagstone ceramic tiled floor, a UPVC picture window overlooking the garden. There is an under-stairs cupboard housing the fridge.

A door opens to the utility area with a further courtesy door opening into the back of the garage. The cloakroom has a w.c. and a wash-hand basin.

Up the stairs to the first floor landing with loft hatch.

Bedroom 1 is a double bedroom with a front aspect, with a fitted wardrobe and radiator.

Bedroom 2 is a double bedroom with a rear aspect and outlook over the garden, a fitted wardrobe and radiator.

Bedroom 3 is a single bedroom with a front aspect and a radiator.

The family bathroom has windows to the rear, a walk-in, fully-tiled shower cubicle with rainfall shower head and additional hand-held shower, a w.c. with concealed cistern and a wash-hand basin.

Outside?The private easterly facing rear garden has a paved patio directly outside the kitchen and steps down to a lawn with mature trees and shrub borders. There is a summerhouse in the back left corner and greenhouse base.

The driveway provides off-road parking and access to the garage and a hedge to the front providing privacy from Reading Road.

LOCATION

Living in Reading Road

87 Reading Road is conveniently situated a short level walk, from Henley town centre, railway station and River Thames. There are regular bus services to Reading and High Wycombe with bus stops on Reading Road.

Henley has a Waitrose supermarket and a host of interesting independent shops and boutiques. There's a 3-screen cinema and an historic theatre.

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 mainline and TFL Elizabeth Line) 55 minutes.

Reading-8miles?Maidenhead M4 Junction 8/9 - 10 miles

Stokenchurch M40 Junction5-13miles

LondonHeathrow - 25miles?LondonWestEnd - 36miles

Schools?Primary Schools - Trinity Primary (Ofsted Good), Sacred Heart Catholic

Primary school;
Secondary School - Gillotts School (Ofsted Outstanding)?Sixth Form - The Henley College?Prep schools include St Mary's School and Rupert House School
School buses operate to Shiplake College, Reading Blue Coat, Queen Anne's, The Abbey, Cranford House, Abingdon Boys School and St Helen and St Katharine.

Leisure?River pursuits include Henley sailing club, local canoe clubs and rowing clubs with world famous Henley Royal Regatta taking place each summer. There are marina facilities at Hambleden and Wargrave. The Chiltern Hills AONB provides superb walking, cycling and horse riding.

Several golf clubs include Henley Golf Club, Badgemore Park Golf Club.

Tenure - Freehold

?Local Authority - South Oxfordshire District Council

Services - mains gas, electricity, water and waste

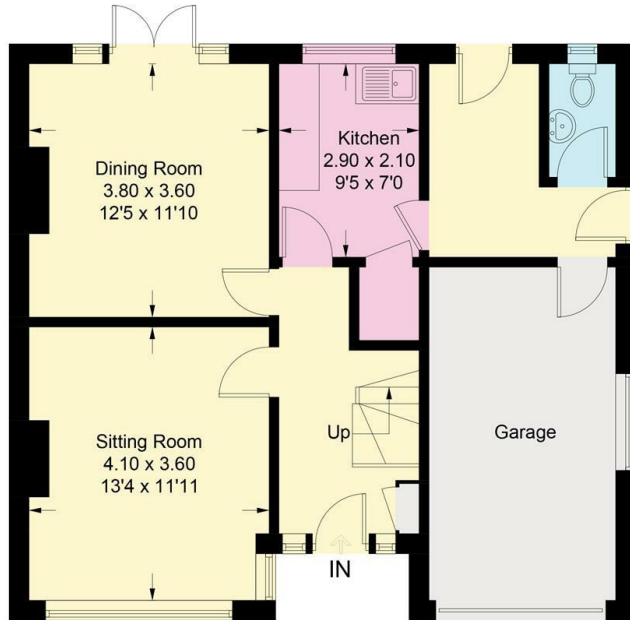
Broadband - ultrafast fibre-optic to the premises available via Zzoomm

Council Tax - Band E

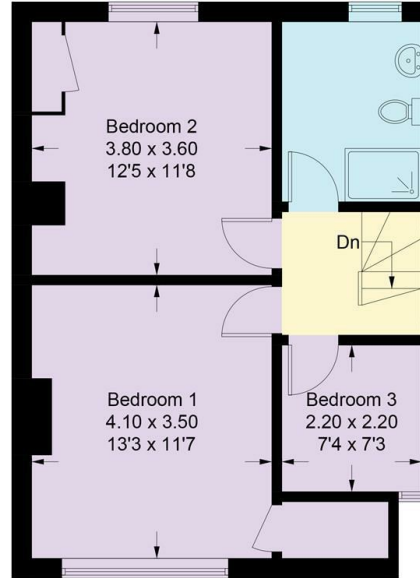




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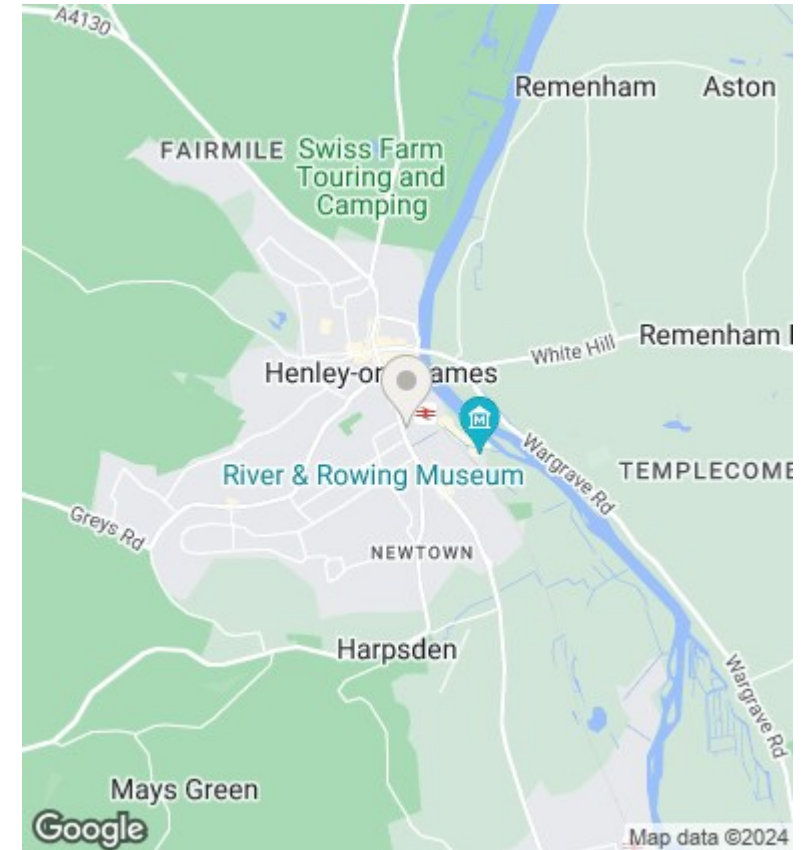


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1044156)



Directions

From Station Road, at the traffic lights with Reading Road turn left. Continue for approx 100m where the property will be found on the left.

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)	A		84
(81-91)	B		
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	