

135 GREYS ROAD HENLEY-ON-THAMES, RG9 1TE

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A pretty Victorian cottage with two double bedrooms, two ensuite shower rooms and a charming courtyard garden. This wellmaintained home is a short walk from the town centre and railway station.

Charming Victorian Cottage • Two Bedrooms • Two En-Suite Shower Rooms • Sitting Room and separate Dining Room • Downstairs Cloakroom • Pretty Courtyard Garden • EPC D. •

ACCOMMODATION

135 Greys Road is a pretty Victorian house with high ceilings, wooden floors and would make a great downsize, first home or buy to let. Steps lead up to the recessed storm porch, where the front door leads into the hallway with cloaks hanging space and stairs leading up to the first floor. There is an alarm system fitted. To the front of the house is the dining room with fireplace recess and, to the rear, the sitting room with electric wood burning stove. At the back of the house is the kitchen which has a door to the garden. The kitchen has a range of wall and base level units, work tops with inset single drainer sink unit and tiled splash backs. There is a fitted oven and hob with hood over and space/plumbing for domestic appliances. There is also a very handy downstairs cloakroom with hand basin. On the first floor, there are two double bedrooms, each with built-in wardrobes and en-suite shower facilities, one with WC and hand basin.

OUTSIDE

To the rear of the house is a private, enclosed courtyard garden with brick paving, mature bushes and shrubs. A back gate leads to an alleyway providing rear pedestrian access.

LOCATION

Henley on Thames is a charming and famous riverside market town within 10 miles of Reading, 35 miles of Central London and 25 miles from Heathrow. The town offers an excellent variety of shops ranging from high-street chains to independent boutiques. There are numerous coffee shops and many restaurants offering an array of cuisines. Every summer the town hosts the world









famous Royal Regatta followed by the Henley Festival and Rewind Festival. State Primary schools include Trinity, Badgemore and Valley Road, plus Gillotts secondary school, and the Henley Tertiary College. Fee paying schools include Rupert House and St Marys Prep, and there are buses to The Oratory, Reading Blue Coat, Moulsford (boys), Wycombe Abbey and Queen Anne's School, Caversham (girls). Henley is surrounded by lovely countryside, dominated by the Chiltern Hills to the north of the town.











GROUND FLOOR 342 sq.ft. (31.8 sq.m.) approx.

KITCHEN 6'11" x 12'5'

2.11m x 3.80m

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SITTING ROOM 11'2" x 10'2" 3.40m x 3.10m

DINING ROOM 7'10" x 13'5" 2.38m x 4.08m LIE

1ST FLOOR 262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA: 604 sq.ft. (56.1 sq.m.) approx. While very atmost bases much to surve the sociards of the floreginal constant bern, measurement of doors, windows, norms and any other terms are approximate and no reportability is taken to any error, omission or mis-statement. This pain is for flaturative purposes ofly and shade build used as such by any prospective partakers. The services, systems and appliances shown have not been tested and no guarante as to the classification of the down the flotegoin constant.



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