



77 ST. MARKS ROAD

HENLEY-ON-THAMES, RG9 1LP

**PENNY &
SINCLAIR**

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An opportunity to purchase a stunning contemporary home on one of Henley's premier roads. This beautifully finished property offers over 2100 sq. ft. of accommodation.

Off Street Parking For At Least Two Cars • Elegant, Contemporary Finishes • Stunning Open Plan Kitchen/Living Area • Five Double Bedrooms • Three Bathrooms • Favoured Southerly Facing Side Of St Marks Road • EPC Rating B

ACCOMMODATION

The entrance hall features tiles with under floor heating that continues throughout the ground floor. There is a double reception room to the front, with gas fire and joiner fitted shelves and storage either side. Double doors open into a superb open plan kitchen/living/dining area, with granite topped island unit, lantern roof and bi fold doors extending the width of the room, flooding the space with natural light. There is also a separate utility leading off with side access. A smartly fitted cloakroom completes the downstairs and on the first floor there are three double bedrooms, the master with a beautiful en-suite bathroom, and a contemporary family bathroom. On the second floor there are two further double bedrooms, and an individually designed bathroom.

OUTSIDE

To the front there is a smart gravel driveway with surrounding wall, with ample parking for at least two cars. There is a side access leading to the rear garden which has a large patio area and garden mainly laid to lawn.

LOCATION

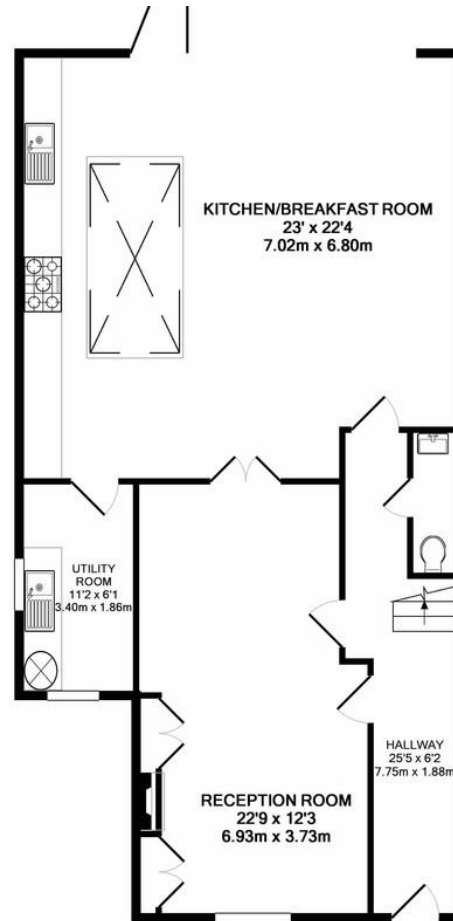
St Marks Road is one of the most sought-after residential roads in Henley, being less than half a mile from Henley town centre, the railway station and the River Thames. The property has easy access to all the towns amenities including two supermarkets, cinema, theatre, a variety of shops, pubs and restaurants. There is rail access to London Paddington taking approximately 45 minutes.





The area is well served for state schools, within catchment for Trinity (Ofsted Outstanding) and Gillotts schools and private schools including Rupert House, Cranford House, Reading Blue Coat, The Oratory, The Abbey School for Girls and Queen Anne's in Caversham.





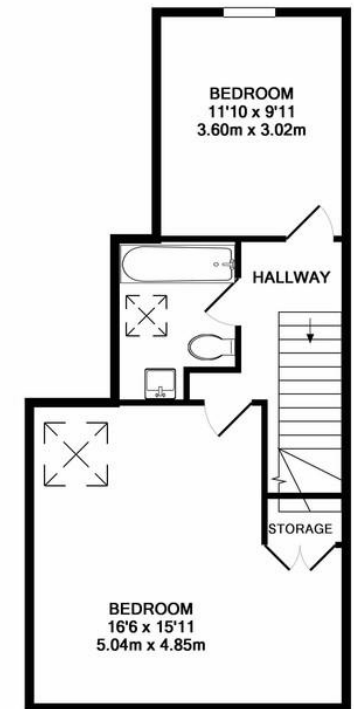
GROUND FLOOR
APPROX. FLOOR
AREA 967 SQ.FT.
(89.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 654 SQ.FT.
(60.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2104 SQ.FT. (195.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2ND FLOOR
APPROX. FLOOR
AREA 483 SQ.FT.
(44.9 SQ.M.)

**PENNY &
SINCLAIR**

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