



88 NORTHFIELD END

HENLEY-ON-THAMES, RG9 2JN

**PENNY &
SINCLAIR**

NORTHFIELD END

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A superb Victorian Villa, beautifully refurbished inside and out, in a prime location within 1/4 mile of the town centre. With elegant, light and airy accommodation including smartly fitted kitchen and bathrooms, the property is offered chain free. EPC D.

Superb, Renovated Victorian Villa • Rewired, Replumbed and Comprehensively Updated • Beautiful, Bay Fronted Sitting Room • Open Plan Kitchen/Dining/Family Room • Utility Room • Ensuite Shower Room • Enclosed Garden •

ACCOMMODATION

A covered storm porch leads into a light and spacious entrance hall with corniced ceiling and ornate original archway. There is a good sized under stairs storage cupboard and doors lead to: a stunning sitting room with tall bay window with feature double glazed sash windows, attractive fire with surround and corniced ceilings. There is a separate family/dining room behind which opens onto a fantastic open plan kitchen with a range of wall and base units with granite worktops, fitted AEG electric oven with electric hob and extractor above, built in AEG fridge and dishwasher, recessed sink unit with mixer tap attachment, under unit lighting, tiled floor, the spacious breakfast area is well lit by picture window and roof lights. There is a separate utility beyond with space for washing machine & tumble dryer, sink unit range of wall units, cloakroom, door to rear courtyard. A feature staircase leads to a light and bright landing where a loft ladder gives access to the roof space which is fully insulated with a gas central heating boiler supplying domestic hot water and central heating. The master bedroom has two double glazed sash windows, and a very smartly fitted ensuite shower room. There are two further double bedrooms and a newly fitted part tiled bathroom with shower attachment.





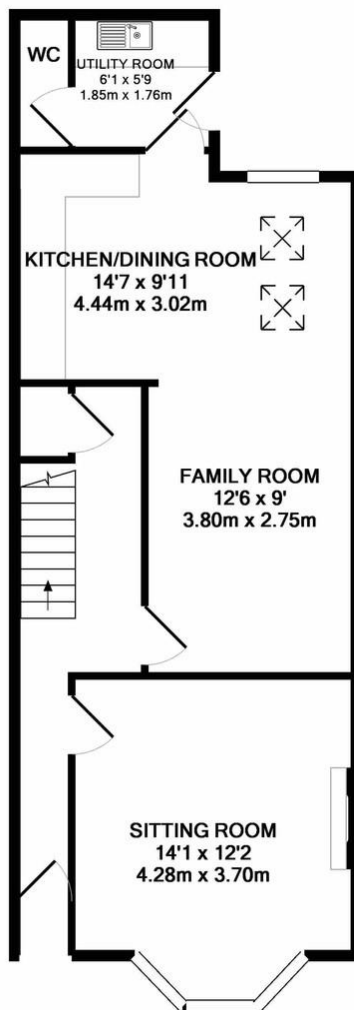
OUTSIDE

To the front is off road communal parking (please note this is in the process of being changed to residents' permit parking but awaiting approval from SODC). To the rear is a small secure courtyard garden with a gateway that opens onto pathway leading to the front of the property. A second gate gives access to private enclosed garden laid mainly to lawn edged by high panel fencing and brick/flint high ornate wall.

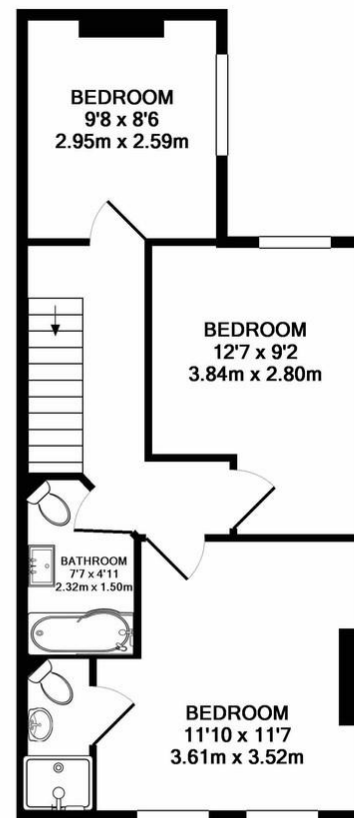
LOCATION

The property is within walking distance of Phyllis Court Country club and the town centre. Henley on Thames offers a comprehensive range of shopping including Waitrose supermarket, schooling and recreational facilities together with a theatre and cinema. Henley Station with trains to Paddington (via Twyford) 55 mins is close by 15-minute walk approx. The larger towns of Reading and Oxford are also accessible providing further facilities and the M4 & M40 motorways giving fast and easy access to Heathrow, London, the M25, West Country and the Midlands. Watlington is about 5 miles away to the North West with access to the M.40 at Junction 6. M4 Junction 8/9 is available at Maidenhead Thicket approximately 12 miles away. Trains to Paddington (55 mins) are available from Henley on Thames or from Reading (22 mins).





GROUND FLOOR
APPROX. FLOOR
AREA 553 SQ.FT.
(51.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 429 SQ.FT.
(39.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 982 SQ.FT. (91.3 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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