



Manor Road, Henley-on-Thames, RG9

Four-bedroom detached bungalow

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Overview

- FOUR-BEDROOM DETACHED BUNGALOW
- SCOPE TO EXTEND SUBJECT TO PLANNING
- MODERN FIXTURES AND FITTINGS
- WOOD EFFECT FLOORING
- FEATURE FIREPLACE WITH COAL EFFECT GAS FIRE
- LARGE PLOT
- FANTASTIC LOCATION
- CLOSE TO LOCAL AMENITIES AND TOWN CENTRE
- VIEWINGS HIGHLY ADVISED



Immaculately presented four-bedroom bungalow with scope to extend (subject to planning) in Henley-on-Thames



Property description

We are delighted to offer this immaculately presented bright and spacious 4-bedroom detached bungalow situated in a quiet, highly sought-after residential area in Henley-on-Thames. The property is well presented with modern fixtures and fittings, neutral décor, and wood effect flooring throughout. There is scope for a rear and first floor extension, subject to planning. The property consists of front door to entrance hall, living room to the rear with French windows looking out to the rear and French doors to the garden, perfect for al fresco dining. There is a separate dining room with feature fireplace with coal effect gas fire, marble back and hearth, door to master bedroom and opening to open plan kitchen/breakfast room. The kitchen benefits from modern matching eye and base level units with under unit lighting, integrated appliances, and induction hob.



Property description continued...

The master bedroom to the rear benefits from double doors that open to the garden, an en-suite bathroom with white three-piece suite and door to dressing room. There are two further double bedrooms and a single bedroom to the left-hand side of the property that all benefit from built in wardrobes and use of the family bathroom with white three-piece suite including a shower over bath. The property is approached via a gravel driveway and path to front door. The front of the property benefits from mature hedge borders and garage with electric up and over door. The rear of the property benefits from a private enclosed south-facing garden mainly laid to lawn with mature shrub borders, hedging and paved path border adjacent to the property.



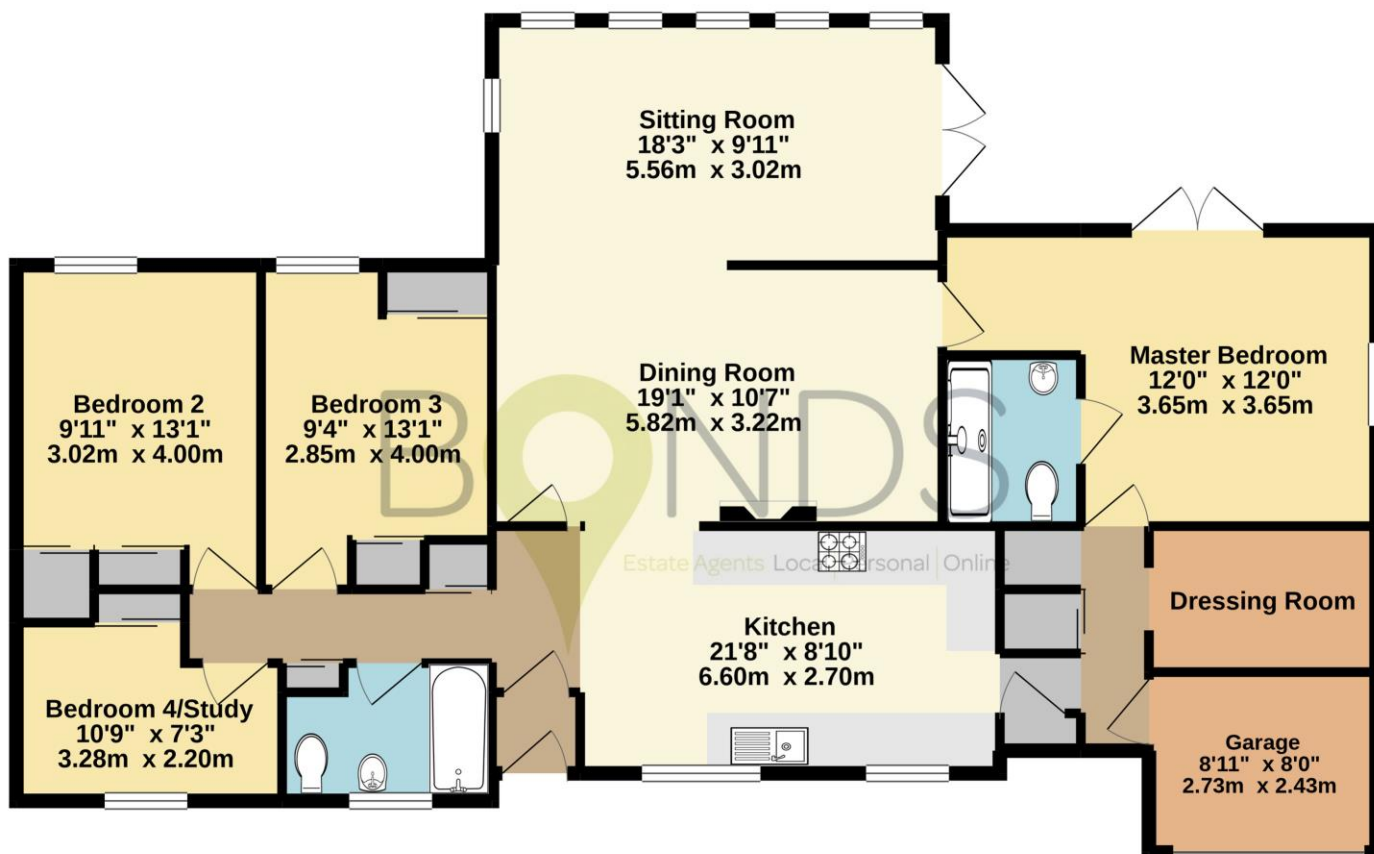
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	62
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Location

Manor Road is located within a mile of Henley town centre which offers comprehensive range of shopping facilities including 3 screen cinema, theatre, library, Waitrose excellent doctors surgery and a host of restaurants, cafes & pubs/bars. In addition, there are several recreational facilities many associated with the River Thames. The property is also close to Trinity school and Gillotts senior school. In addition, there is a wide choice of private schools including the Oratory, Shiplake College, Queen Annes, Rupert House and St Mary's and is within walking distance of Trinity school, Gillotts School and Henley College.

Ground Floor 1381 sq.ft. (128.3 sq.m.) approx.



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.