



## Gravett Close, Henley on Thames, RG9

Three-bedroom semi-detached house



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## Overview

- THREE-BEDROOM SEMI-DETACHED HOUSE
- MODERN FIXTURES AND FITTINGS
- NEUTRAL DÉCOR THROUGHOUT
- COUNTRYSIDE VIEWS
- DRIVEWAY PARKING
- SUMMERHOUSE/OFFICE WITH LIGHT AND POWER
- CLOSE TO HENLEY TOWN CENTRE
- FANTASTIC AMENITIES CLOSE BY
- VIEWINGS HIGHLY ADVISED



Beautiful semi-detached house in Henley-on-Thames with countryside views



## Property description

We are delighted to offer this fantastic three-bedroom semi-detached home with scenic country views set in a peaceful location close to town centre. The property is a short walk to local shops and just over a mile from the range of amenities offered by Henley Town Centre. The property has been re-modelled and renovated by the present owners. The property consists of entrance hall leading into a stylish open plan double aspect living room and a modern fitted kitchen with two tone matching eye and base level units, integrated appliances, and range oven. There is a separate double aspect snug room to the rear with a corner wood burning stove and views of the garden.



## Property description continued...

A dining area to the rear with views over the garden towards the countryside and double doors to patio perfect for al fresco dining. The first floor consists of master bedroom with views of countryside and en-suite bathroom including roll top bath, two additional double bedrooms and a family shower room. Externally to the rear the property benefits from a three-tiered garden with decking adjacent to the house and stone steps to the lawned area of the garden. There are further steps down to the summerhouse with an insulated office area that benefits from light and power and garden store/workshop to the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		69	83
England, Scotland & Wales		EU Directive 2002/91/EC	

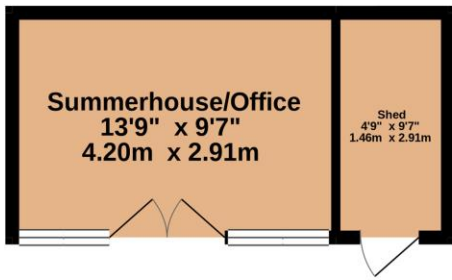
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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## Location

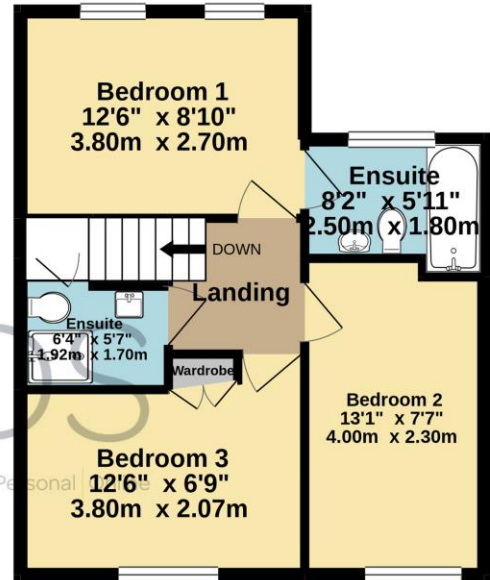
The property is situated in Gravett Close, a small and tranquil cul de sac with a community, country walks and within a mile of the comprehensive shopping facilities that include a range of independent and high street shops, bars and restaurants, two supermarkets, cinema, theatre as well as pleasant river walks and the railway station that provides a service to London Paddington (55 mins.). Commuter access to London, the M25 and West Country via the M4/M40 motorways is within easy driving distance at J4 and J8/9 respectively.



Ground Floor  
671 sq.ft. (62.3 sq.m.) approx.



1st Floor  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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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Our dedicated and friendly team will assist you 7 days a week. Get in touch today!

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Henley-On-Thames RG9 2DE  
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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.