



98 Bell street

| Henley on Thames | RG9 2BN

Offers over £835,000

Welcome to Bell Street, Henley on Thames! This charming mid terrace is nestled in a prime location, offering you the perfect blend of comfort and convenience. With a spacious layout, this property provides ample space for you to create the home of your dreams.

Situated in the heart of Henley on Thames, this house boasts easy access to local amenities, trendy cafes, and picturesque riverside walks. Whether you're looking to relax in a cosy living space or entertain guests in style, this property offers endless possibilities.

Don't miss out on the opportunity to make this beautiful character property your own. Embrace the vibrant community of Henley on Thames and experience the best of British living right at your doorstep. Come and explore all that this property has to offer - your new home awaits!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92 plus)	B		84
(81-91)	C		
(69-80)	D	56	
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Sitting Room

15'5" x 12'11"

The front aspect sitting room is stylish and spacious. The beamed walls and ceiling add to the charm and grandeur and a focus fireplace with in-built display storage to the alcoves is a major feature.

Kitchen/area

15'2" x 12'5"

The open-plan, beamed kitchen/diner provides ample space for food preparation and family dining. There are base cabinets with integrated appliances, coordinating worktops and in-built storage. French doors open to the family room.

Family/Dining Room

12'7" x 12'3"

This additional reception room is this spacious and has in-built storage space. A stable door opens to the outdoors.

WC

A practical facility located on the ground floor with white wall tiling and white washbasin and WC.

Bedroom

15'5" x 12'11"

This delightfully presented double bedroom offers a wealth of in-built storage, carpeted flooring and a beamed ceiling.

Bathroom

10'4" x 7'7"

The modern family bathroom offers a three-piece bathroom suite with a shower and screen over the bath and in-built storage.

Bedroom

12'10" x 12'4"

This double bedroom offers carpeted flooring and in-built storage.

En-suite

10'4" x 3'10"

This modern shower room has a large, walk-in shower enclosure, washbasin and WC.

Bedroom

8'9" x 7'11"

A third good-sized, neutrally decorated bedroom with in-built storage, carpeted flooring and views to the rear.

Exterior

Offering instant curb appeal, this attractive period home provides flowering shrub planting to frame either side of the main entrance.

