

35 Northfield End Henley-on-Thames RG9 2JJ

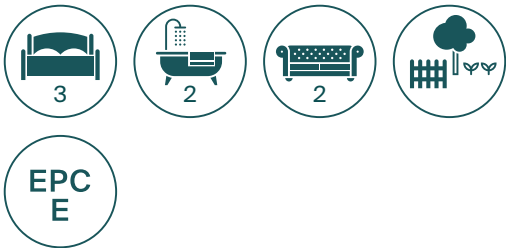




A delightful three bedroom Victorian house, with accommodation over three floors, located in the centre of the town. The property is entered via a porch (Badgemore Lane) and into the hallway with stairs leading up to the first and second floors. On the ground floor there is a cosy sitting room with cast iron coal effect gas fire and access to the pretty front garden (Northfield End). The dining room leads into the well-equipped kitchen with a good range of appliances, tiled flooring and access into the courtyard garden where there is a useful gate leading out to a shared passageway.

The first floor offers two double bedrooms and a central bathroom with separate shower. The largest and third dual aspect double bedroom is found on the second floor with separate study/office and a bathroom.

The property exudes period charm with sash windows, stripped wooden doors and floors, original cast iron fireplaces, and there is good eaves storage in the front bedrooms and under the stairs in the dining room.



The property is situated on the corner of Northfield End and Badgemore Lane in a town centre location only moments away from the shops, local amenities, the Phyllis Court Club and the River Thames.







Situation

Henley-on-Thames provides an excellent selection of amenities with day to day shopping, supermarkets, a selection of specialist boutiques, and an inviting choice of cafes, bars and restaurants. The town also boasts a 3-screen cinema, a theatre and a branch railway line connecting via Twyford to London Paddington.

The surrounding countryside is ideal for many sporting pursuits, and is well served with bridleways and footpaths for horse riding, cyclists and walkers. The nearby River Thames offers boat hire, river trips, rowing, sailing and canoe clubs and the private members club of Phyllis Court is a stone's throw from the front door.

Directions (RG9 2JJ)

From the Henley bridge proceed over two sets of traffic lights and at the third set turn right onto Bell Street. Continue straight over the double mini roundabout and after 50 meters the property can be found on the left hand side.

Services

All mains, with Worcester Bosch combi gas boiler for central heating and radiators throughout.

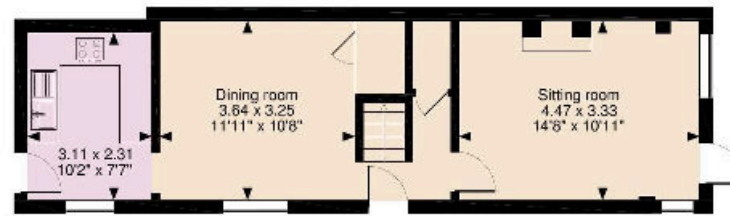
Location

Henley railway station 15 min walk, Reading mainline station 8 miles, London Heathrow 20 miles, M40 J4 10 miles, M4 J8/9 10 miles. (All distances and timings are approximate)



Approximate Gross Internal Floor Area
102 sq m/1,101 sq ft

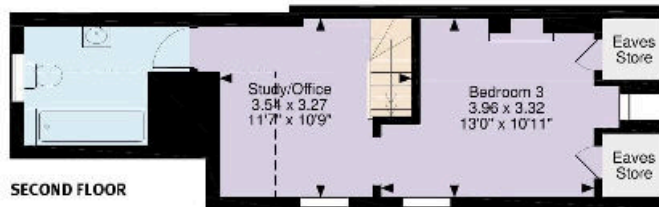
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



GROUND FLOOR

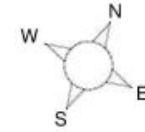


FIRST FLOOR



SECOND FLOOR

--- Denotes restricted head height



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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