

**Leicester Close,
Henley-on-Thames, RG9**



A well-presented home ideally located in the heart of a picturesque riverside village.



Henley-on-Thames Rail Station 0.8 miles • Twyford 8.3 miles
Central London 36.8 miles • Heathrow 22 miles
(All distances are approximate)

The property

This charming home in the heart of Henley-on-Thames offers spacious living accommodation set in well-presented garden. The accommodation is in need of some modernisation and comprises a large reception room with access to the conservatory, a separate dining room, a kitchen with dining area, and WC on the ground floor. The first floor offers a master bedroom suite with a walk-in wardrobe, two further bedrooms and a family bathroom. No forward chain

Garden and Grounds

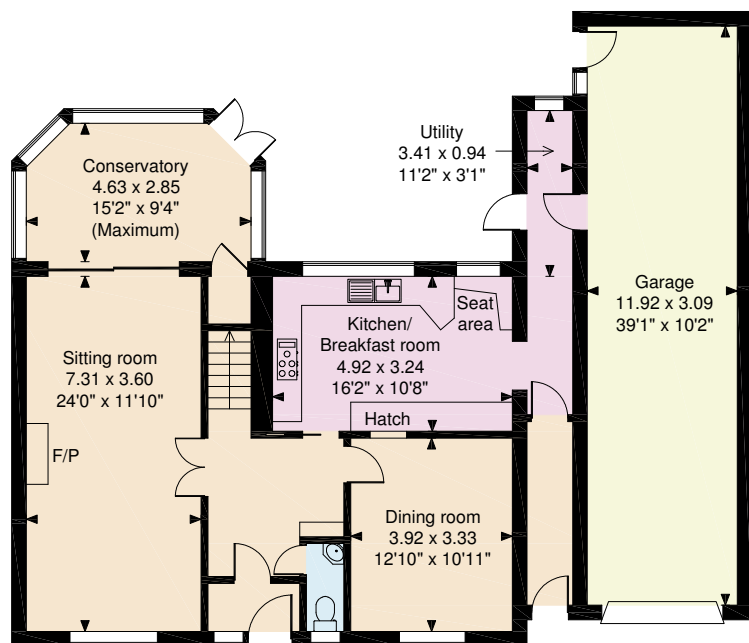
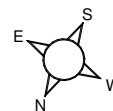
The gardens are on the south of the property made up of beautiful hard landscaped terraces and attractive low retaining stone walls with flower borders in set. There is a mature fenced boundary and some delightful mature shrub and tree cover adding to the greenness of the setting.

Situation

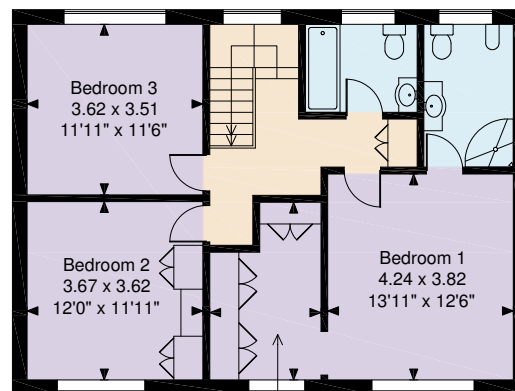
Leicester Close is one the most sought-after no through roads very close to the heart of Henley-on-Thames and level walking distance to all the towns' amenities including Phyllis Court Club, two supermarkets, a selection of boutiques, restaurants, a cinema and a theatre. There are excellent private and state schools in and around the area including Trinity CE Primary school, Rupert House Preparatory, St Mary's School, Gillotts, Reading Blue Coat School in Sonning, Queen Anne's in Caversham, The Oratory Preparatory and senior schools in Woodcote, The Henley College and Shiplake College 3 miles away in Shiplake.



Leicester Close, Henley-on-Thames
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 170sq.m (1,834sq.ft)
Garage = 37sq.m (396sq.ft)
Total = 207sq.m (2,230sq.ft)



GROUND FLOOR



FIRST FLOOR

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Directions (RG9 2LD)

From Knight Frank Henley office head towards the traffic lights and turn right onto Hart Street. At the next traffic lights turn right into Bell Street and continue until you reach a roundabout, take the second exit towards A4130, go across the second roundabout towards A4130. Continue on this road and Leicester Close is the third road on the right hand side.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items are specifically excluded from the sale but may be available by separate negotiation.

Services

Mains system, electricity, gas and drainage.

Viewings

Strictly by prior appointment with Sole Agents, Knight Frank LLP

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We would be delighted to tell you more.

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Connecting people & property, perfectly.

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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