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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



6 Chalcraft Close
Henley-on-Thames, Oxfordshire RG9 1QZ

Guide Price: £325,000
Freehold

**6 Chalcraft Close
Henley-on-Thames
Oxon RG9 1QZ**

A delightful one bedroom bungalow in a peaceful cul-de-sac location overlooking attractive communal gardens

- Spacious entrance hall**
- Sitting room overlooking gardens**
- Spacious kitchen/breakfast room**
- Large double bedroom**
- Refitted bathroom**
- Delightful communal gardens**
- Allocated parking**
- Close to local shops**
- No onward chain**



6 Chalcraft Close

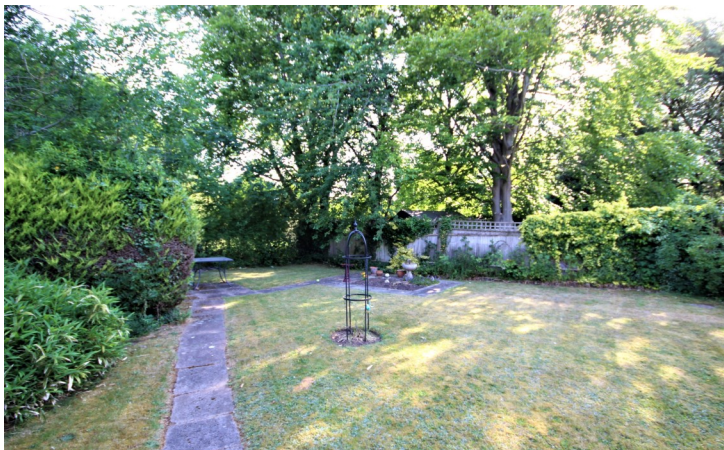
A delightful semi-detached bungalow which is one of only six properties situated in a quiet cul-de-sac with an age restriction to a minimum of 55 years of age for a single lady and 60 for a single man and for a couple one of whom is 60 years or more.

A half glazed front door leads in to a spacious and welcoming entrance hall with an oak effect laminate floor, a deep storage cupboard, an airing cupboard and access to the recently insulated and partially boarded loft space with a pull down ladder and light and power.

A space saving sliding door leads into the kitchen which overlooks the front garden. There is a wide range of attractive vanilla coloured units with wood effect worktops and tiled splashbacks, plumbing for a washing machine and space for a breakfast table.

The dual aspect sitting room has a glazed door which opens out to the beautifully maintained communal gardens.

A large bedroom overlooks mature shrubs in the garden. The stylish bathroom comprising a bath with a tiled display plinth, mixer taps and shower attachment, a wc and sink with vanity unit under.





Exterior

The property is approached from Greys Road into Chalcraft Close where a large parking area is bordered by lawns and mature trees.

A paved path through communal gardens lead to the front door. There is an exterior store room adjacent to the front door which houses the central heating boiler.

At the rear of the bungalow are beautifully maintained and fully enclosed gardens mainly laid to lawn and interspersed with mature trees and shrubs.

Situation

The property is situated in a quiet tucked away position just over a mile from Henley town centre. There is a parade of local shops within a short walk and the Henley town bus service stops and picks up nearby. The town centre offers a wide range of independent and national retailers and a variety of restaurants and public houses. The Regal Cinema and historic Kenton Theatre.

Henley-on-Thames offers rail access to London Paddington via Twyford and the national motorway network is close by. The surrounding area offers some extremely attractive countryside with opportunities for walking and cycling. The leisure centre with a swimming pool is within walking distance.



Directions

From our offices in Bell Street turn right into New Street bearing into Riverside. Proceed over the traffic lights into Thameside, continue into Station Road. At the traffic lights bear right onto the A4155 Reading Road. At the following traffic lights turn left into Greys Road. Follow this road up the hill, over the mini roundabout and Chalcraft Close can be found on the right hand side identified by our 'For Sale' board.

Services

All mains services connect but not tested.
Maintenance/Service Charge: £800 per annum June 2019

Local Authority

South Oxfordshire District Council
T: 01491 823000

Council Tax

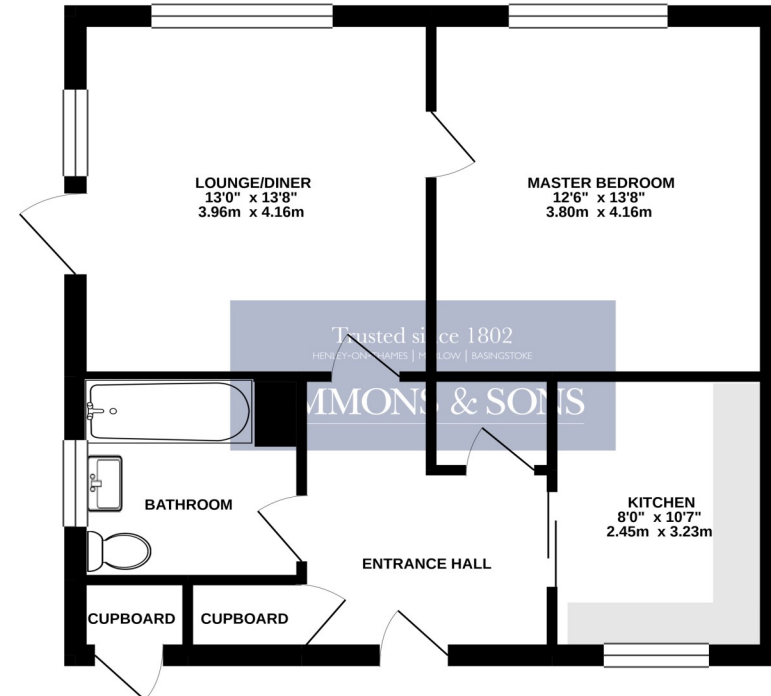
Tax Band D: £1,978.48 year 2020/2021

Viewing Arrangements

Strictly via appointment through Simmons & Sons
T: 01491 571111

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			88
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq ft. (57.0 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans 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. The plans are 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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