



9 Bradley Road
Nuffield, Henley-On-Thames, Oxfordshire,
RG9 5SG



JAMESGESNER
- ESTATE AGENTS -



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Nuffield
Henley-On-Thames
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GUIDE £450,000 FEEHOLD



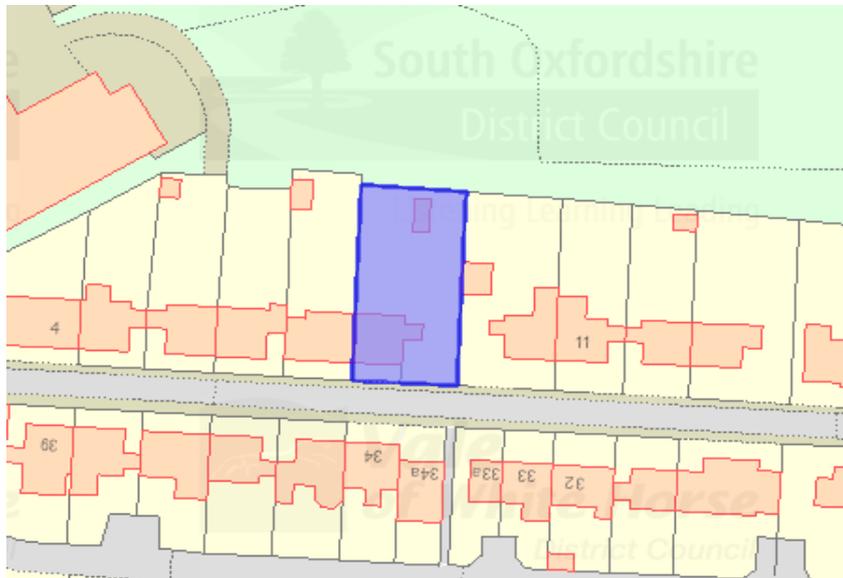
A superb development opportunity situated within this quiet residential area backing onto open woodland, comprising of a nicely presented three bedroom semi with planning permission to extend to the rear and to build a further single dwelling the side - P22/S0754/FUL

The hamlet of Nuffield is equidistant between the market towns of Wallingford and Henley. Golf lovers will appreciate use of the prestigious club right on the doorstep, and if long walks through open countryside are your thing, you'll be spoiled for choice with endless romps directly from your front door into beautiful bluebell woods and National Trust land.

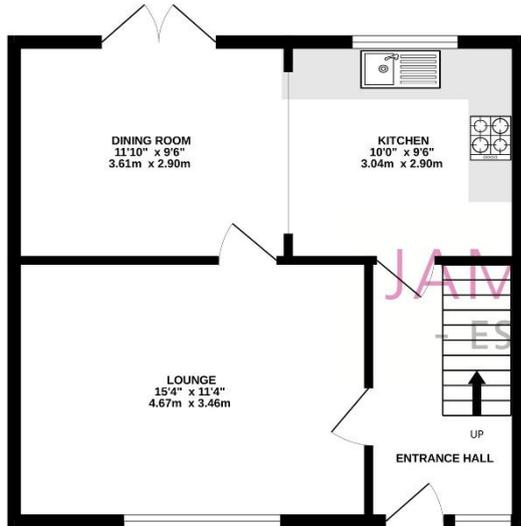
Nearby Nettlebed is a charming village with a garage and shop for the essentials, a lovely café – The Field Kitchen, a cracking pub – The White Hart and a highly regarded primary school, currently rated 'Outstanding' by OFSTED.



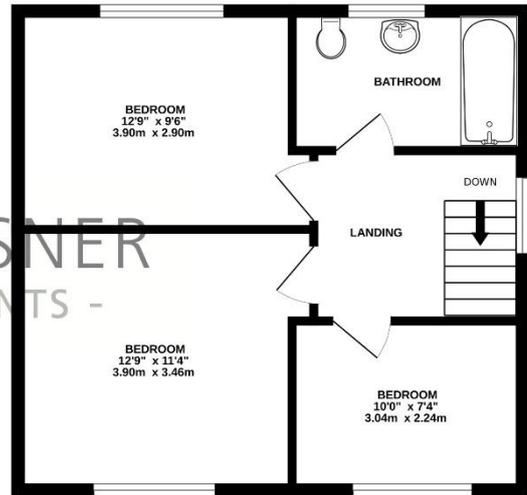
Henley-on-Thames is approximately 10 minutes' drive by car. Whether you're a young professional, a family with children or retired, Henley offers something for everyone. There's a great range of independent shops and boutiques, as well as familiar favourites. There's a large Waitrose in the centre of town and some fabulous restaurants and pubs, many along the riverfront.



GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.

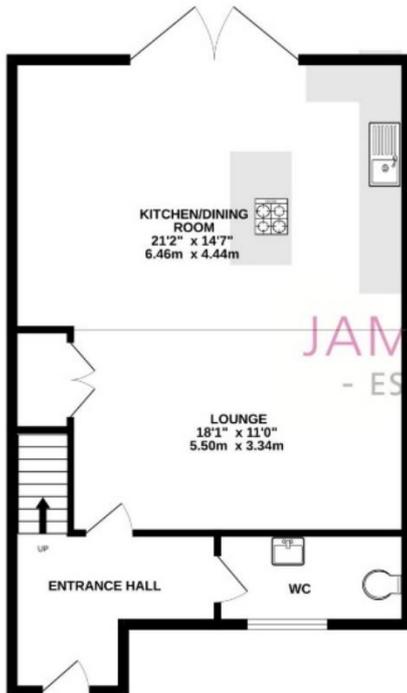


TOTAL FLOOR AREA : 910 sq.ft. (84.5 sq.m.) approx.

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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GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (121.9 sq.m.) approx.

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