



**RJ** Richard Jackson  
PROPERTY CONSULTANTS

# 20 Upton Close Henley on Thames RG9 1BT

A modern spacious end-terraced family home, with accommodation arranged over three floors and presented in good order, with modern fitted kitchen, bathroom and ensuite shower room. Conveniently situated within five minutes walking distance of Henley town centre, station and the River Thames.

**Guide Price £445,000 Freehold**

**FITTED KITCHEN with wide opening to living room**  
**LIVING ROOM with fireplace and WOODBURNER**  
**CONSERVATORY/DINING AREA**  
**THREE DOUBLE BEDROOMS**  
**ENSUITE SHOWER ROOM**  
**BATHROOM ROOM, with Shower over bath.**  
**ENTRANCE HALL**  
**GAS CENTRAL HEATING**  
**DOUBLE GLAZED WINDOWS**  
**SOUTH FACING ENCLOSED FRONT GARDEN**  
**REAR GARDEN**



## Location

Upton Close is conveniently situated, within close walking distance of the centre of Henley on Thames, offering comprehensive shopping facilities with Waitrose supermarket, numerous boutiques, coffee shops, restaurants and a weekly market. Henley railway station offers also within five minutes walk, offers an excellent service (via Twyford) into London Paddington (approx. 50 mins). The river Thames of course offers many attractions, including the international annual Royal Regatta and there are excellent state and private schools, within easy walking distance.

## The Property

A modern, end of terrace town house, within a small development of similar properties, with attractive south facing enclosed front garden. Entrance door into hall with stairs to first floor and understairs cupboards. The kitchen at the front, has fitted cupboards to three walls, with worktops including wide worksurface opening into the living room. Stainless steel one and half bowl sink unit, tiled splashbacks. Integrated dishwasher, plumbing for washing machine and wall mounted Worcester gas boiler. The living room has a fireplace with woodburning stove, to one end is a conservatory extension, with access to the rear garden. On the first floor, there are two double bedrooms, both with built in cupboards, the family bathroom has a white suite with a shower over the bath, vanity wash basin, WC and heated towel rail.

On the second floor, there is a spacious double bedroom with balustrade, windows to three aspects. Ensuite with fully tiled corner shower cubicle, Mira electric shower, wash basin, Sanilav WC, heated towel rail.

## Outside

The front garden has a south facing aspect, mainly paved with white raised retaining walls and planting. Enclosed by 6' panel fencing. The rear garden is paved with side access gate.

## Services

All main services are connected, with gas central heating.

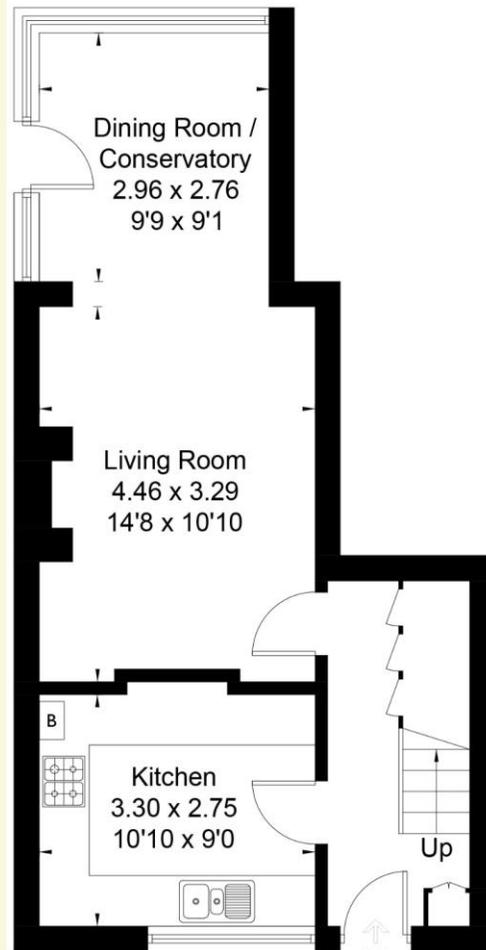
## Council Tax

Band D

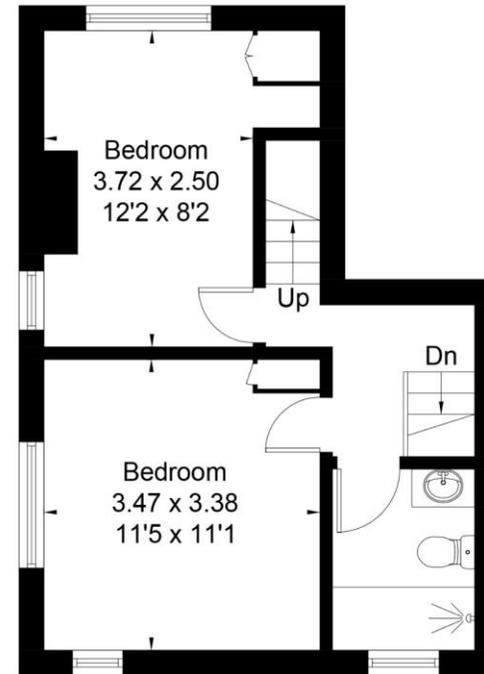


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	
Address: 20 Upton Close, Henley			

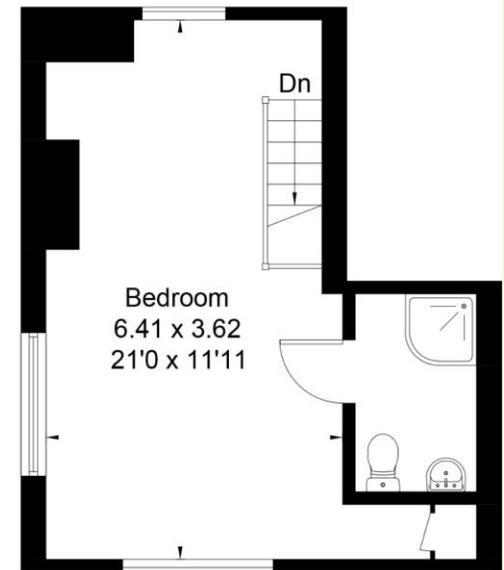
Approximate Floor Area = 99.7 sq m / 1073 sq ft



Ground Floor



First Floor



Second Floor

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**IMPORTANT NOTES**

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide, room sizes should not be relied upon for carpets and furnishings. It is recommended that any aspect of the property which is of particular importance to you should be discussed and clarified with a member of staff prior to viewing. The photographs taken show a limited extent of the property. No assumption should be made as to the inclusion in the sale of any items displayed, nor should it be assumed that the property remains as depicted. The Vendor's agents are unable to guarantee the working order of appliances, services and equipment referred to in these details. The buyer is advised to obtain verification from their solicitor or surveyor. Neither these particulars nor oral representations from any part of any offer or contract and their accuracy cannot be guaranteed.

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