



**RJ** Richard Jackson  
PROPERTY CONSULTANTS

# 48 Berkshire Road

## Henley on Thames

### RG9 1NB

A superb extended and completely renovated four bedroom contemporary family home, beautifully presented throughout, offering wonderful bright open plan spaces, enjoying indoor/outdoor living. Secluded west facing garden and located in a prime quiet residential street within walking distance of Henley town centre and station.

**Freehold**

**WONDERFUL OPEN PLAN, KITCHEN with  
LIVING and DINING SPACE  
SITTING ROOM  
STUDY  
BEDROOM ONE with ENSUITE BATH ROOM  
THREE FURTHER BEDROOMS  
FAMILY BATHROOM  
UTILITY ROOM & CLOAKROOM  
FULL AIR CONDITIONING TO BEDROOMS  
WESTERLY FACING REAR GARDEN  
OFF STREET PARKING with EV CHARGER**



## Location

Berkshire Road, is a lovely wide open street, one of the desirable roads running off St Andrews Road. The town centre is approx a mile away but easily walkable, offering comprehensive shopping facilities with Waitrose supermarket, numerous boutiques, coffee shops, restaurants and a vibrant weekly market. Henley railway station offers an excellent service into London Paddington (approx. 50 mins) connecting with Crossrail at Twyford. The River Thames of course offers many attractions, including the international annual Royal Regatta. There are excellent state and private schools all within walking distance, including Gillotts secondary school and Trinity Primary.

## The Property

Has been comprehensively renovated, including new aluminium double glazing, with extra wide front door, rewired with Cat 5 network, new central heating and air conditioning to the bedrooms. Having also been extended and remodelled, providing wonderful bright, 'Open Plan' living, with Amtico flooring throughout the ground floor. The rear extension across the full width of the property, opens to the garden with two pairs of full width doors, there is a comprehensively fitted kitchen with large island, sitting and dining spaces, part of which has underfloor heating. There is a Family/sitting room and study, along with useful utility room and cloakroom. The newly laid patio extends across the full width of the rear, with garden lighting and patio heaters. On the first floor there are four generous bedrooms, the main bedroom with ensuite bath and shower, plus a family bathroom.

**The accommodation.** Approached over an attractive clean resin driveway with EV car charger, the front is part rendered with slate grey aluminium windows and an extra wide front door. The entrance hall opens to the large family space ahead, all with Amtico wood effect flooring, there is a study to one side and Sitting room to the other, the utility room has a stainless steel sink, with space for machines and wall cupboards and the cloakroom is attractively part tiled.

To the rear is a wonderful big bright open space divided into a beautiful kitchen, Living and dining areas, with a sky lite and two sets of sliding doors open onto the garden. The kitchen is well fitted in dark grey cabinets, with light quartz worktops, a Belfast sink with Quooker mixer boiling water tap, integrated appliances include: two ovens, larder fridge, under worktop freezer and dishwasher. The large island complements the kitchen, having fitted cupboards and drawers, as well as one side being a breakfast area, 'Faber' down draft induction hob. The first-floor landing has a sky lite, bringing lots of natural light, there are four bedrooms, all with air conditioning (cooling & heating). The main bedroom having a good size ensuite with oval bath & walk in shower, twin wash basins with vanity unit, all beautifully tiled. The family bathroom has a white suite, mostly tiled, with shower over bath.

## Outside

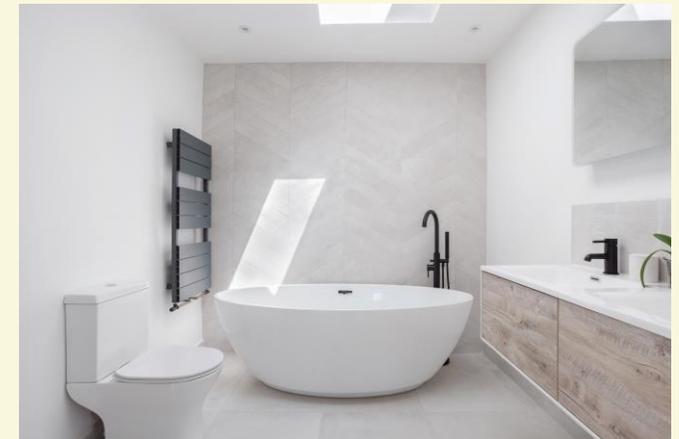
There is a full width tiled patio, with wall heater, the garden is westerly facing, mainly lawned, with raised flower bed and bark play area to the rear.

## Services

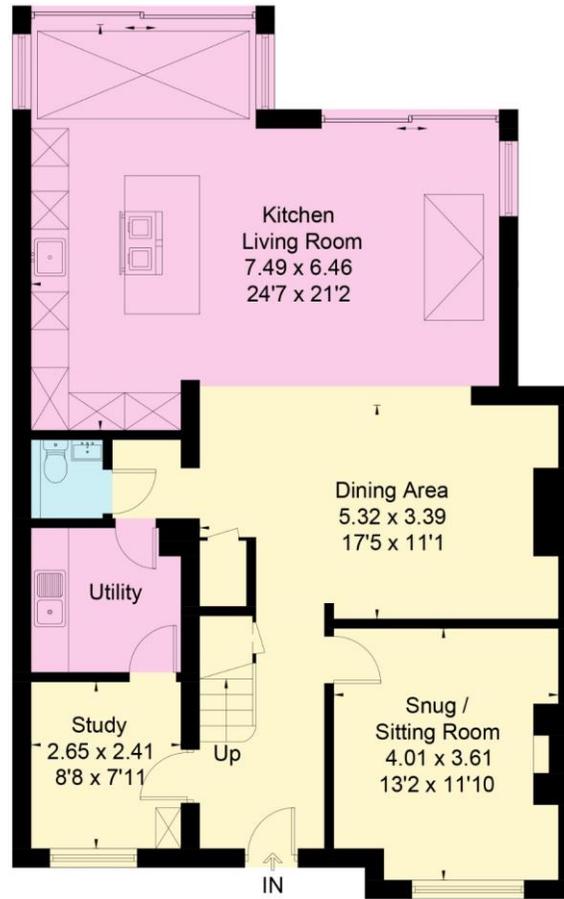
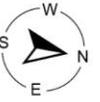
All main services are connected, gas central heating with underfloor heating to kitchen & sitting areas. Air conditioning to all bedrooms. EV car charging point

## Council Tax

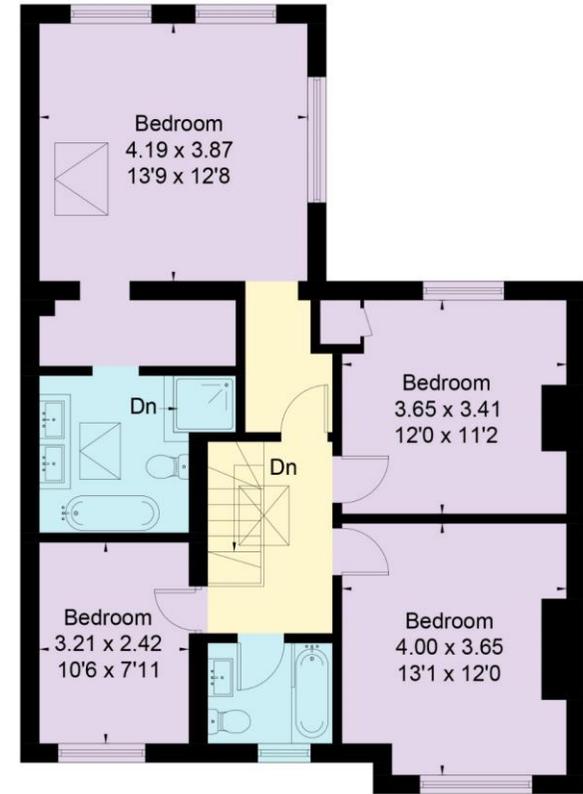
Band E: South Oxfordshire District Council.



Approximate Floor Area = 180.5 sq m / 1943 sq ft



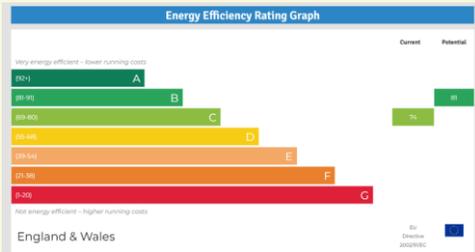
Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #74933



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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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