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112 Reading Road

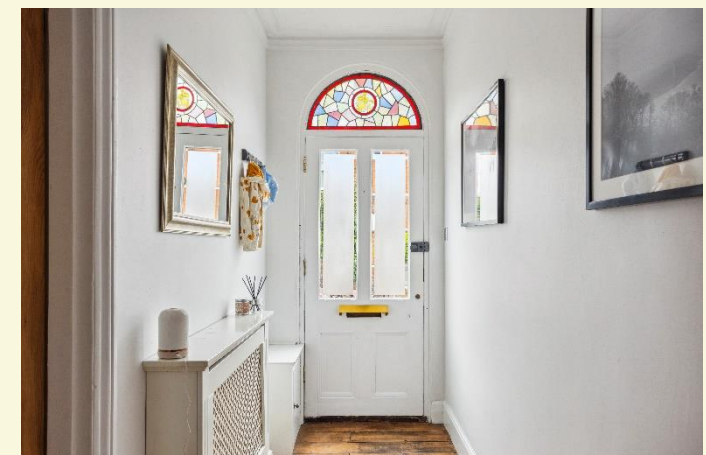
Henley on Thames

RG9 1DN

A four-bedroom beautifully presented period home situated within half a mile of the town centre and station, very accessible via walking. This terraced property has been extended and upgraded including a beautifully landscaped garden. Providing generous living spaces and a full-equipped open-plan kitchen/dining area as well as two further reception rooms.

Freehold

FRONT RECEPTION ROOM
KITCHEN/DINING ROOM
GROUND FLOOR WC
SITTING ROOM
BEDROOM ONE with ENSUITE SHOWER ROOM
TWO FURTHER BEDROOMS
FAMILY BATHROOM
GAS CENTRAL HEATING
PRIVATE LANDSCAPED REAR GARDEN
REAR ACCESS TO HARPSDEN ROAD
TRINITY SCHOOL CATCHMENT



The Property

This terraced home showcases numerous period features, starting with the stained glass arched window above the front door. Upon entering the property there is an enclosed entrance hall with wooden floors, a charming Victorian archway, and a corniced ceiling. Directly ahead, the staircase includes convenient under-stairs storage with push-open drawers, and just beyond, there is a modern fitted cloakroom. The front sitting room serves as a formal reception area, blending contemporary finishes with refined period details, such as a shuttered bay window, intricate cornicing and ceiling rose, a working fireplace with a decorative surround, and stylish built-in storage and bookcases on either side.

A second decorative fireplace serves as the centerpiece of the cozy internal living room/snug, which adjoins the kitchen and flows seamlessly into the open-plan breakfast/dining area and spacious kitchen. Full-height french doors open to the garden, while large overhead velux windows flood the dining area with natural light. The well-appointed kitchen features ample wall and base units for storage, a five-ring gas hob, and space for a full-height fridge freezer. At the far end of the kitchen, there's a dedicated utility area with a washing machine and dryer. Underfloor heating throughout this entire space ensures comfortable temperatures during the winter months.

Location

Henley on Thames town centre is under half a mile away and 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.

Accommodation

On the first floor, there are two double bedrooms and a single third room, the principal bedroom has an en-suite shower room which benefits from underfloor heating and there are two separate double doored fitted wardrobes. There is a handy under stair area on the landing which is ideal for a small desk or dressing table as an extension to the principal bedroom.

The vaulted ceiling family bathroom is fully tiled and includes a full-sized bath with overhead shower. The second bedroom includes a built-in wardrobe and rear facing window overlooking the garden, the single room also with vaulted ceiling has a large sash window with garden views.

A final bedroom is on the second floor and includes alcove wall features, two fully adjustable velux windows either side of the vaulted ceilings, and a hidden space in the eaves offers ample room for storage.

Outside

At the front of the house, there is a half-height red brick wall with an iron gate and fencing, along with a small, paved area perfect for planting shrubbery or bin storage. The recently landscaped rear garden makes excellent use of the space, providing a private area to enjoy year-round. Additionally, there is gated rear access to Harpsden Road, which is convenient for avoiding the need to bring anything through the house.

Services

All mains' services are connected, with gas central heating.

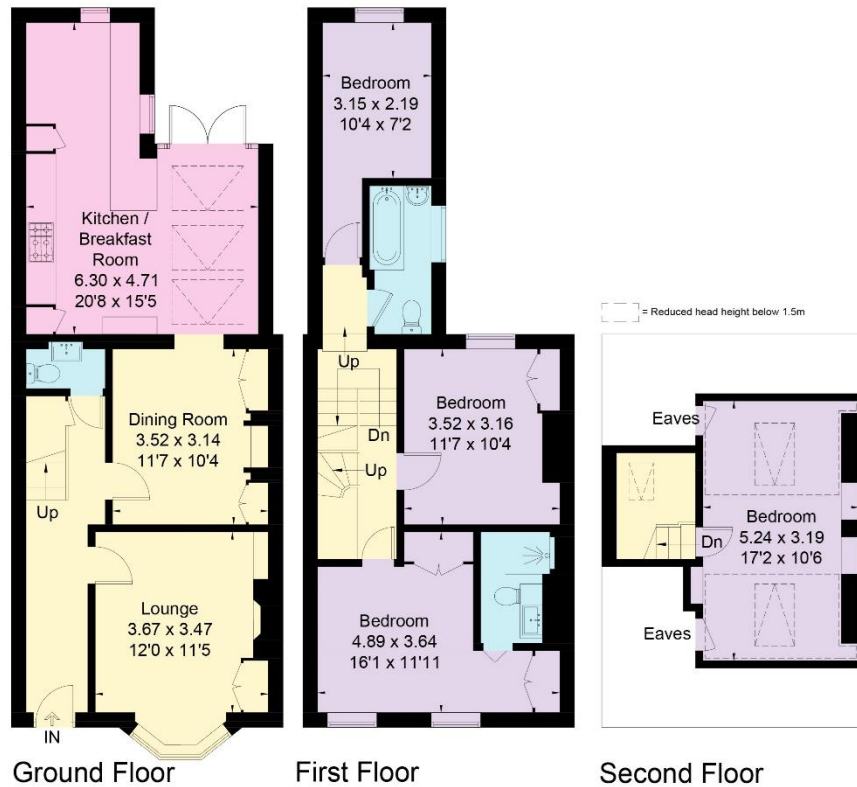
Council Tax

South Oxfordshire District Council. Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(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	

Approximate Floor Area = 132.7 sq m / 1428 sq ft



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 #76329

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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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