



**RJ** Richard Jackson  
PROPERTY CONSULTANTS



# 1 Park Road

## Henley on Thames

### RG9 1DB

An attractive fully renovated two-bedroom end-of-terrace Victorian house, with a private secluded rear garden, situated in this lovely desirable street within the Reading Road Conservation area, situated just a few minutes walking distance of the town and station.

**Guide Price £635,000 Freehold**

**DOUBLE OPEN PLAN RECEPTION ROOM  
FULLY FITTED MODERN KITCHEN  
GROUND FLOOR WC  
INTEGRATED UTILITY AREA  
FIRST FLOOR MAIN BEDROOM  
SECOND BEDROOM IN LOFT CONVERSION  
FIRST FLOOR FAMILY BATHROOM  
GAS CENTRAL HEATING  
ATTRACTIVE REAR GARDEN**





## 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 Trinity Primary.

## The Property & Accommodation

This beautifully renovated end-of-terrace two-bedroom house on Park Road in Henley-on-Thames offers a combination of contemporary style and classic charm. On the first floor, the main bedroom is generously sized, featuring recessed wardrobes, integrated into the walls, providing an abundance of storage space for clothing and accessories without compromising on style or functionality. Adjacent to the main bedroom is a large family bathroom, complete with a shower over the bath, offering both practicality and comfort. The second bedroom, located in the converted loft space benefits from natural light via a velux window and good head height.



At the front of the property the open-plan living and dining area is complete with two open fireplaces and a beautiful bay window with fitted shutters allowing for access of natural light whilst retaining privacy. The fully integrated kitchen is finished with white marble countertops and contrasting dark lower cabinetry, equipped with a dishwasher, induction hob, incinerator, splashback, and extractor fan. Double doors open from the kitchen into the private garden, making it perfect for outdoor dining or relaxation.

To the rear left of the property, a utility area offers built-in storage that houses and hides both a washing machine and tumble dryer. A very high-quality cloakroom is also conveniently located on the ground floor.



## Outside

To the front there is a decorative lowered wall and wrought iron gate, with small front paved area ideal for bin storage. The private enclosed rear garden offers a patio area for entertaining, a mid-section laid to lawn and bordered by fragrant lavender and shrubs and a shingled area at the rear with a garden shed for additional storage. This home provides an ideal combination of modern living with traditional elegance, making it a perfect home in the heart of Henley-on-Thames.

## Services

All main services are connected

## Council Tax

Band D South Oxfordshire District Council

Please note property is currently tenanted at £1,850 per month with two months' notice at any time.





