



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
	60	
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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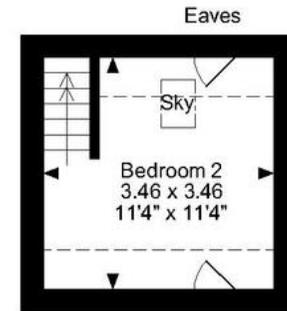
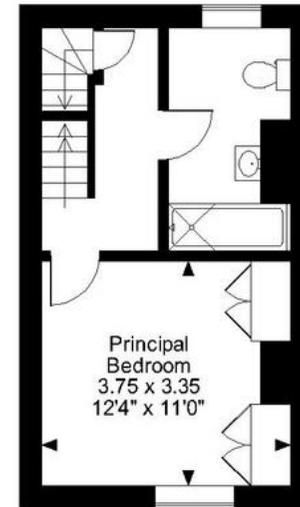
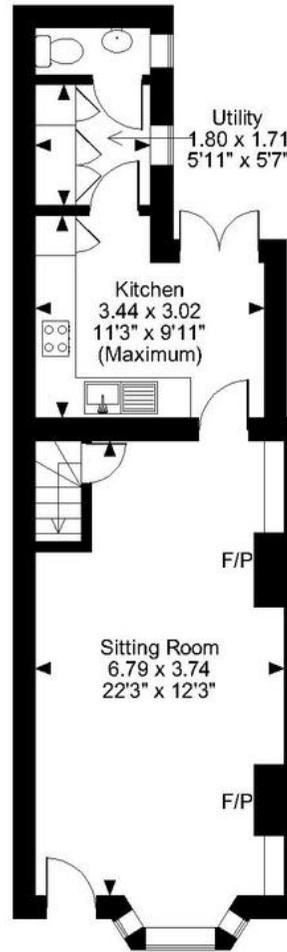
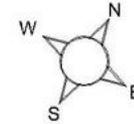
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IMPORTANT NOTES

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.

Park Road, Henley-on-Thames
 Approximate Gross Internal Area
 809 Sq Ft/75 Sq M



Ground Floor

First Floor

Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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