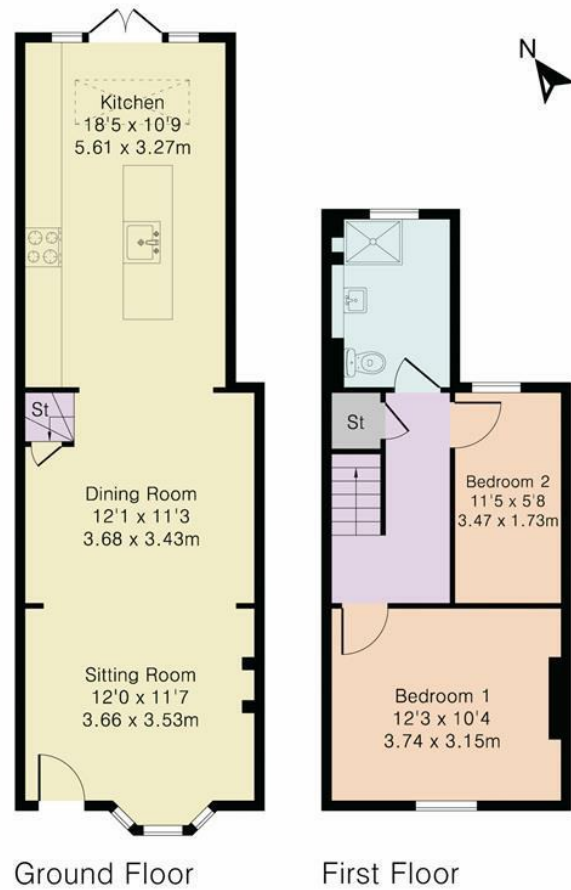
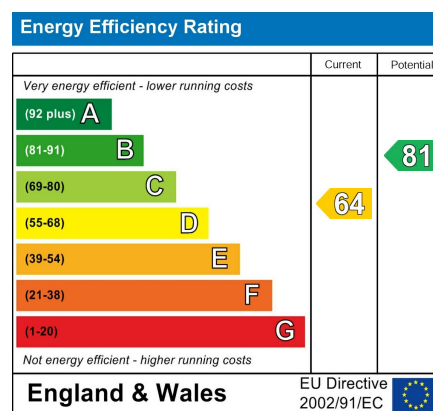


Approximate Gross Internal Area 799 sq ft – 74 sq m  
 Ground Floor Area 473 sq ft – 44 sq m  
 First Floor Area 326 sq ft – 30 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Robinson Sherston



Asking Price  
**£699,000**

Albert Road

The perfect pied à terre - A luxuriously refurbished Victorian home, with beautifully fitted open plan kitchen and dining room, new bathroom and landscaped courtyard garden.

- Newly refurbished
- Open plan kitchen/dining room with island
- Engineered oak floor to downstairs
- Underfloor heating
- Luxurious new bathroom upstairs
- Bifold doors to terrace
- Landscaped garden
- Chain free
- Planning for dormer attic conversion

A beautifully refurbished 2 bedroom house in Central Henley

- Henley Town Centre
- Marlow 8 miles
- Twyford 5.5 miles
- M4 (J8/9) 9 miles
- London 36 miles
- Heathrow 22 miles





## 22 Albert Road

This beautiful example of a Victorian villa, stands on one of Henley's most sought-after cul de sacs, being within a level walk of the town and with no passing traffic. The property has been the subject of total renovation with a new roof, new heating, new electrics and landscaped garden. The front door leads into a stylish sitting room with open fire, engineered oak flooring, and a bay window. This, in turn, leads to the superb new open-plan kitchen and dining room with fitted wall and floor units, integrated appliances, central island breakfast bar and bi-fold doors to the terrace and garden.

Upstairs, there are two double bedrooms, and a beautifully appointed wet room with walk-in shower and underfloor heating. There is further planning permission for a dormer attic conversion (reference P23/S1628/HH).

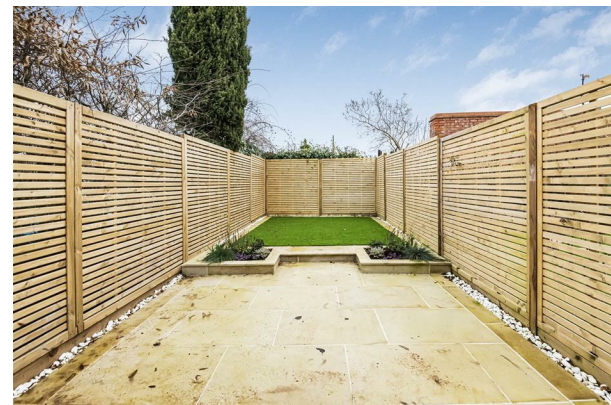
## Outside

Bifold doors from the kitchen/dining room lead to the paved terrace and garden. This has been cleverly landscaped with elegant fencing, raised beds and artificial grass for ease of maintenance and creating a super area to sit in private and enjoy alfresco dining.

## Location

Albert Road is a popular no through road in the heart of Henley-on-Thames, just a short walk from the River Thames. Just a level walk away are many independent shops, pubs, restaurants and cafes, the Regal Cinema and The Kenton Theatre. Once a week, there is a popular market with occasional farmer's market held in the town square. Henley is surrounded by beautiful and unspoilt countryside and is renowned for the Royal Regatta each summer, as well as The Henley Festival of Music and Art, The Rewind Festival and The Traditional Boat Rally.

Commuter links are excellent with Twyford station providing a mainline rail service into London, Paddington in approximately 26 minutes, and with The Elizabeth Line further enhancing the links with direct trains to the City and the West End. The M4 (junction 8/9) offers fast links to the M25, M40 and London Heathrow Airport, as well as the West Country.



## Services

Mains services: Electricity / gas / water / drainage.  
 Gas central heating.  
 Council Tax: South Oxfordshire District Council  
 Band D, 2023/24  
 EPC: D

## Directions

Post code: RG9 1SD. What3words: ///elevator.buddy.applauded

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911  
 Email: [henley@robinsonsherston.co.uk](mailto:henley@robinsonsherston.co.uk)

## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*