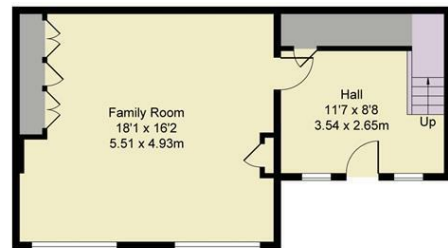


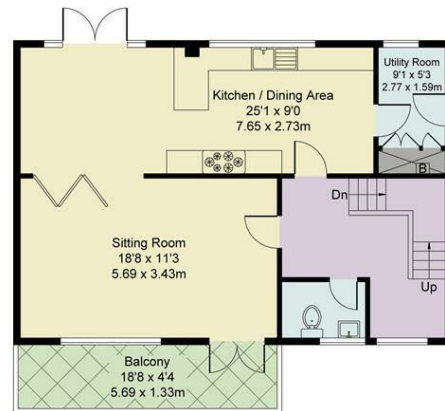


Valley Road

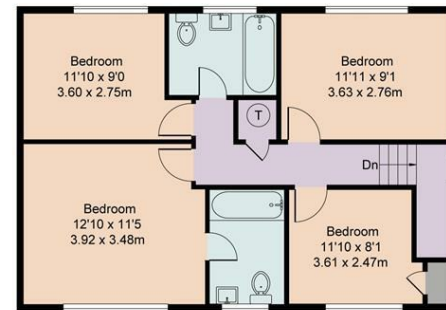
Approximate Gross Internal Area 155.45 sq m / 1673.25 sq ft
 Ground Floor Area 39.89 sq m / 429.37 sq ft
 First Floor Area 57.78 sq m / 621.94 sq ft
 Second Floor Area 57.78 sq m / 621.94 sq ft



Ground Floor

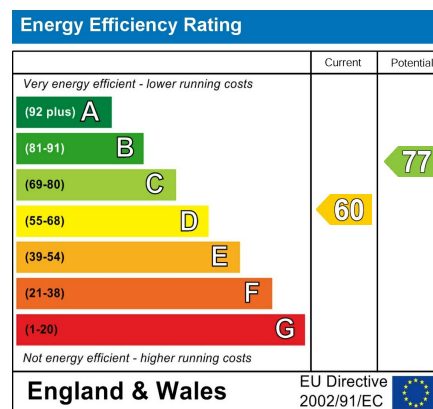


First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Offers In Excess Of £925,000

Valley Road

A much improved 4 bedroom family home, on a popular road in Henley on Thames, with far reaching views.

- Detached family home
- 2 large reception rooms
- Open plan kitchen/diner
- Off road parking
- 4 bedrooms
- 2 bathrooms (1 ensuite)
- Utility room
- Garden
- EPC: D

A 4 bedroom detached house in Henley on Thames

- 📍 Henley 0.5 miles
- 📍 Marlow 9 miles
- 📍 Reading 8 miles
- 📍 M4 (J8/9) 11 miles
- 📍 London 36 miles
- ✈ Heathrow 24 miles





42 Valley Road

This spacious house has been much improved and modernised to create a wonderful family home. The accommodation is arranged over three floors, on the ground floor is a hallway and large reception room. The first floor has a sitting room, open plan kitchen/dining room, utility and cloak room, all finished to a high standard. On the top floor are four bedrooms and two bathrooms (the second being en-suite to the main bedroom).

A particularly fine feature are the fantastic views from the house, over the rooftops of the houses opposite, towards the rolling hills on the far side of the valley. It creates a really lovely ambience from the house.



Outside

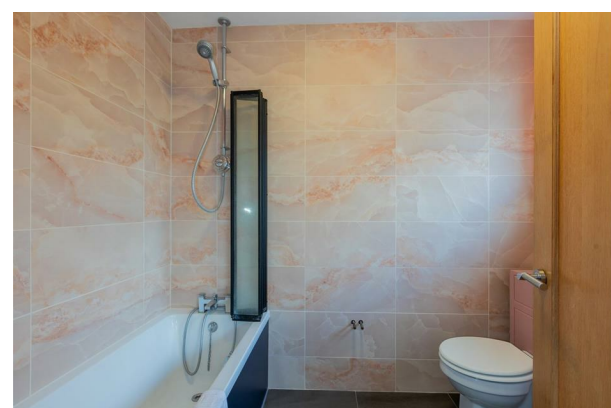
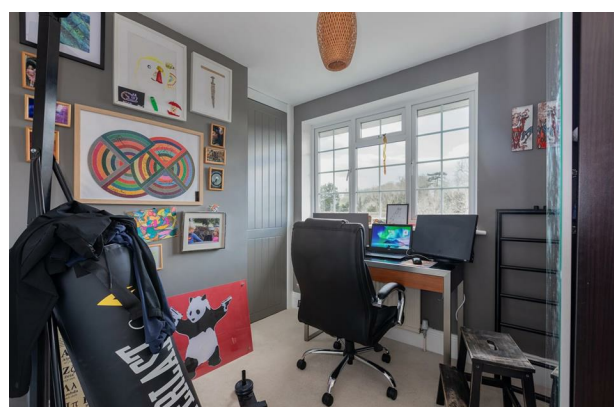
The front of the property has off road parking for 2 cars. The rear garden is tiered with a lower terrace area for alfresco entertaining with steps up through established beds to a lawned area with playhouse.

Situation

Valley Road is very highly regarded for its community with its own primary school and nursery. Gillotts Secondary School and The Henley College are also close by. Valley Road links to a footpath leading up to some lovely walks in the hills just beyond. This is a wonderful location for both families and those seeking a home in a thriving community.



Henley-on-Thames is an attractive market town situated in beautiful and unspoilt countryside, approximately 36 miles west of Central London. Henley offers a wide range of excellent shopping, prize winning restaurants as well as a 3 screen cinema and theatre. The town is world famous for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, Henley Literary Festival and regional farmers markets. The prestigious Leander Club, a well supported Rugby Club and Phyllis Court (a private members club), are all based in the town.



Services

Mains services: All mains connected. Gas fired central heating.
Council Tax: South Oxfordshire District Council, Band F
EPC Rating: D.

Directions

Postcode: RG9 1RR What3Words: ///instincts.flamingo.sparks

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911
Email: 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.