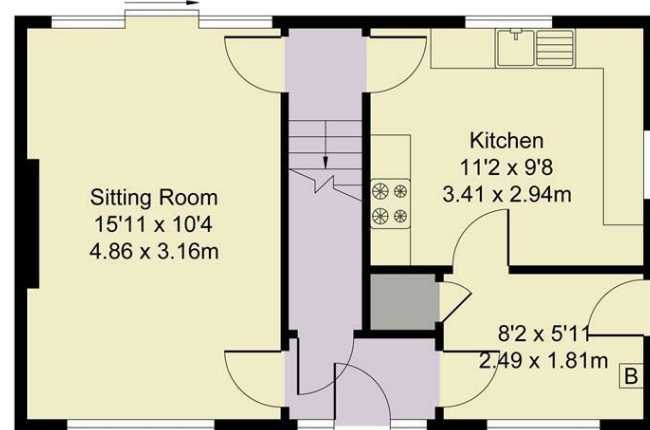


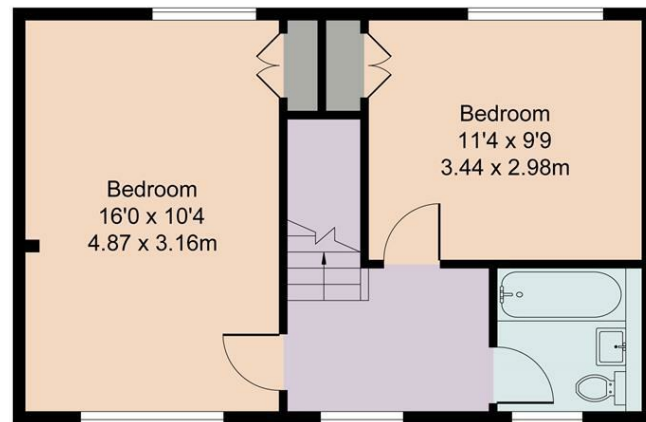


Wilson Avenue

Approximate Gross Internal Area 74.56 sq m / 802.56 sq ft
 Ground Floor Area 37.28 sq m / 401.28 sq ft
 First Floor Area 37.28 sq m / 401.28 sq ft

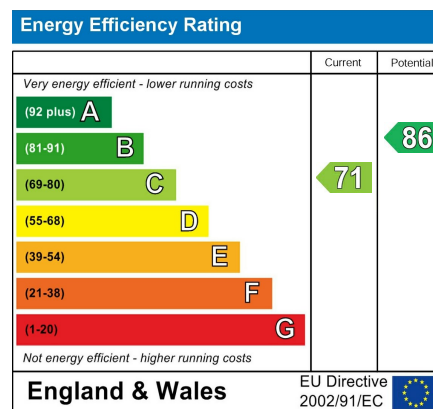


Ground Floor



First Floor

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



Guide Price
£470,000

Wilson Avenue

A two-bedroom semi-detached home, conveniently located less than a mile from Henley town centre.

- 2 Bedrooms
- Refitted Kitchen
- New Boiler
- Refitted Bathroom
- South Facing Garden
- Scope to Enlarge (Subject to PP)

2 Bedroom Semi-Detached Home

- Henley Town Centre 0.7 miles
- Reading 6 miles
- Marlow 6 miles
- Oxford 21 miles
- London 36 miles
- Heathrow 20 miles





Description

23 Wilson Avenue is a two-bedroom semi-detached home, conveniently located less than a mile from Henley town centre. The property has seen significant upgrades in recent years, including a new boiler, a modern kitchen, and a contemporary bathroom. Despite these enhancements, the house still offers ample potential for further improvement or expansion, subject to the new owner's requirements and the necessary planning permissions.

The ground floor features a spacious, double-aspect lounge with sliding doors that open onto the garden, creating a bright and airy living space. The recently renovated kitchen enjoys a sunny southerly aspect overlooking the garden, while the utility room offers plumbing for appliances and access to the side of the property.

Upstairs, there are two well-proportioned double bedrooms, with the main bedroom extending to an impressive 16 feet. The bathroom has been stylishly refitted with a modern three-piece suite, including a shower over the bath.

Outside, the property boasts well-maintained front and rear gardens with mature borders. A wide block-paved path wraps around the house, leading to a south-facing terrace at the rear, perfect for outdoor dining and entertaining. The centrepiece of the rear garden is a mature apple tree, beautifully positioned in the middle of the lawn.

Services

All mains connected. Gas fired central heating.
Council Tax: South Oxfordshire District Council
Band D £2,357



Directions

Postcode: RG9 1EU

what3words///crawler.jetliner.heeding

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.