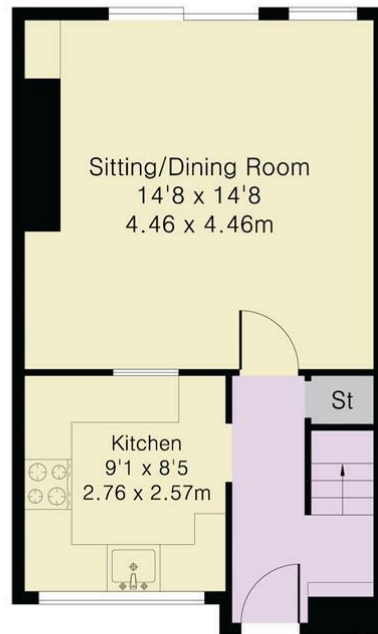


Approximate Gross Internal Area 992 sq ft - 92 sq m

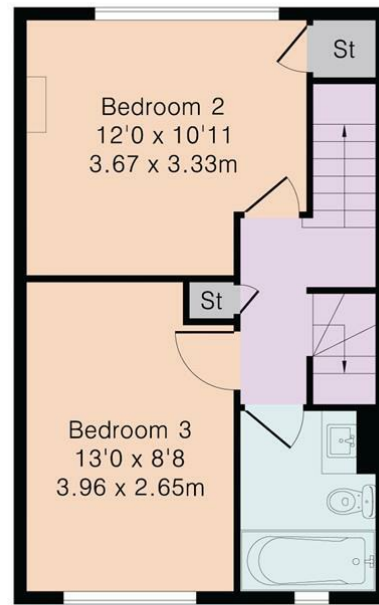
Ground Floor Area 358 sq ft – 33 sq m

First Floor Area 350 sq ft – 33 sq m

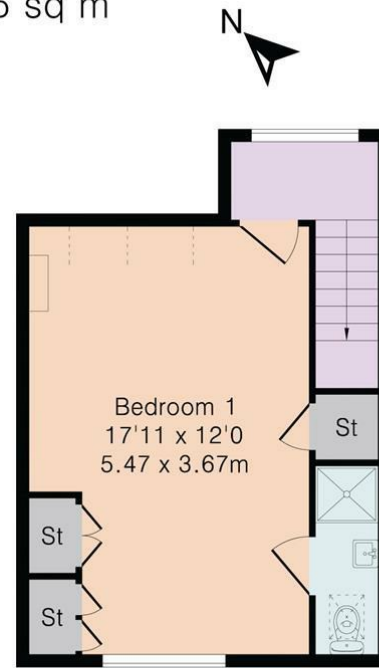
Second Floor Area 284 sq ft – 26 sq m



Ground Floor



First Floor



Second Floor



**Guide Price
£475,000**

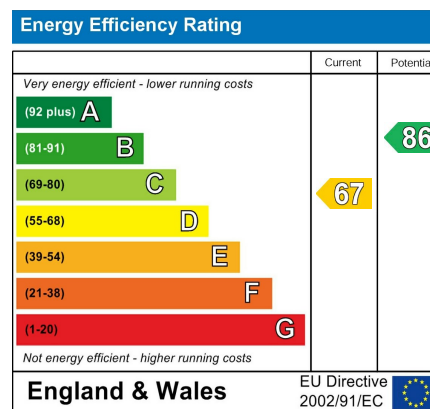
8 Upton Close, RG9 1BT

Three-bedroom townhouse is ideally located in a sought-after close just a short walk from Henley-on-Thames town centre.

- Edge of town centre
- Townhouse
- 3 double bedrooms
- 2 bathrooms
- Lounge/diner
- Close to station
- Trinity school catchment
- No onward chain

**3 bedroom
townhouse on the
outskirts of
Henley town
centre.**

- Henley station 0.3 miles
- Henley town centre 0.4 miles
- Reading 6.5 miles
- Oxford 22 miles
- Central London 39 miles
- Heathrow 21 miles





Description

This beautifully presented three-bedroom townhouse is ideally located in a sought-after close just a short walk from Henley-on-Thames town centre. The property offers modern living, with a generous internal living space, and comes to the market with no onward chain.

Upon entering, you are welcomed by a tiled hallway with under-stairs storage, leading to the fitted kitchen complete with white goods, and offering views over the front of the property. The sitting room at the rear is a spacious, bright room featuring laminate flooring and sliding doors opening directly onto the low-maintenance enclosed rear garden. This outdoor space provides access to a storage shed and a rear gate leading to the parking area.



On the first floor, you will find two double bedrooms, one positioned at the front and the other at the rear of the house. This floor also offers an airing cupboard and a contemporary family bathroom, featuring modern fixtures and fittings.

The master bedroom is located on the top floor, providing a private retreat with its own en-suite shower room. The property also benefits from recent improvements, including a new gas central heating boiler, new front door, and new white goods.

Outside

Outside, the rear garden is perfect for low-maintenance outdoor living, featuring artificial grass and a storage shed. There is also gated access to the rear parking area. In addition to the private parking, there is on-road parking available to the front and surrounding areas of the development.



Location

Set within a highly desirable family location, this property is within the catchment area for Trinity Primary School and is a short walk to Henley town centre. The town offers a wide range of amenities including a variety of shops, bars, and restaurants, as well as two supermarkets, a cinema, and a theatre. Enjoy pleasant river walks and convenient access to Henley Railway Station, with a direct service to London Paddington (approx. 55 minutes). Commuters are well-served with easy access to the M4 (J8/9) and M40 motorways, both approximately 7 miles away.



Services

All mains services connected.
South Oxfordshire District Council Tax Band E.
EPC Rating D.

Directions

Postcode: RG9 1BT

what3words///tuned.plugs.driftwood

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.