

Approximate Gross Internal Area 942 sq ft - 88 sq m

Lower Ground Floor Area 152 sq ft - 14 sq m

Ground Floor Area 322 sq ft - 30 sq m

First Floor Area 322 sq ft - 30 sq m

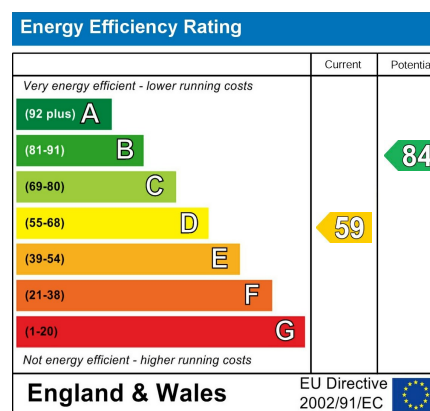
Second Floor Area 146 sq ft - 14 sq m



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 practice. 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



Guide Price
£560,000

Reading Road

Charming three bedroom Victorian terraced villa located in the heart of Henley-on-Thames, offering flexible accommodation across four floors, including a versatile basement space.

- No onward chain
- Town centre location
- 3-Bedrooms
- Courtyard garden
- Residents parking
- Period features

3 bedroom
Victorian terraced
villa

- Henley town centre
- Marlow 7.5 miles
- Reading 8 miles
- M4 (J8/9) 10 miles
- London 36 miles
- Heathrow 22 miles



35 Reading Road

Situated in the heart of Henley-on-Thames, 35 Reading Road is a beautifully presented Grade II listed Victorian terraced villa offering accommodation arranged over four floors.

The living room features a decorative fireplace, built-in shelving with storage, ornate coved ceiling, part-paneled walls, and polished wood flooring. The adjoining dining room also boasts a striking fireplace and wood flooring. A galley-style kitchen is fitted with free standing appliances and offers efficient use of space. The basement provides a versatile additional room, ideal for use as a study, snug, or hobby space.



Upstairs, the first floor offers a spacious front-facing double bedroom, a second bedroom, and a well-appointed bathroom. The top floor accommodates an additional bedroom.

Outside

Outside, the rear courtyard garden is enclosed by brick walls and panel fencing and includes a garden shed.



Location

Reading Road is a central Victorian street in Henley-on-Thames, with this property forming part of the attractive Gladstone Terrace—a short row of period homes in the town centre.

Henley is a picturesque market town known for its excellent shops, cafés, and restaurants. It hosts the world-famous Royal Regatta and Henley Festival each summer. Surrounded by countryside, the River Thames is at the heart of the town's charm.

Local schools include Valley Road, Trinity, Badgemore, Gillotts Secondary, and Henley College. Independent options include Rupert House and St Mary's Prep, with bus routes to The Oratory, Reading Blue Coat, Moulsoford, Wycombe Abbey, and Queen Anne's.

Services

All mains services connected

Directions

Postcode : RG9 1AB What3Words : ///charmingly.exhaling.cheater

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.