



16, Holly Close, Highmoor Cross, Henley-On-Thames  
South Oxfordshire, RG9 5DY

£550,000

Beville  
ESTATE AGENCY

- Presented in excellent order
- Ample off road parking
- Open plan kitchen/diner
- Three bedrooms
- Sold with no onward chain
- Highly sought after location
- Two bathrooms
- Large private rear garden
- Within 5 miles from central Henley

A beautifully presented three-bedroom semi-detached home, offering a generous rear garden and ideally located within easy reach of Henley. EPC: E

Accommodation includes: Entrance hall, ground floor bedroom/study, utility room, shower room, sitting room with log burner and doors onto rear garden, open plan kitchen/diner with bi-folding doors onto rear garden. The stairs lead to first floor landing which comprises of two double bedrooms and a bathroom.

Noteworthy features: Electric heating, ample parking, ample storage, fully refurbished, large garden, sold with no onward chain.

Outside the property is a lawned front garden, gravel driveway providing off road parking, fully enclosed with picket fencing. There is a double gated side access leading to the rear garden which is laid mainly to lawn with a timber shed and fully enclosed.

Total floor area: 1142 sqft (106sqm)

Mains services: Electricity / water / drainage

Council Tax: Band C

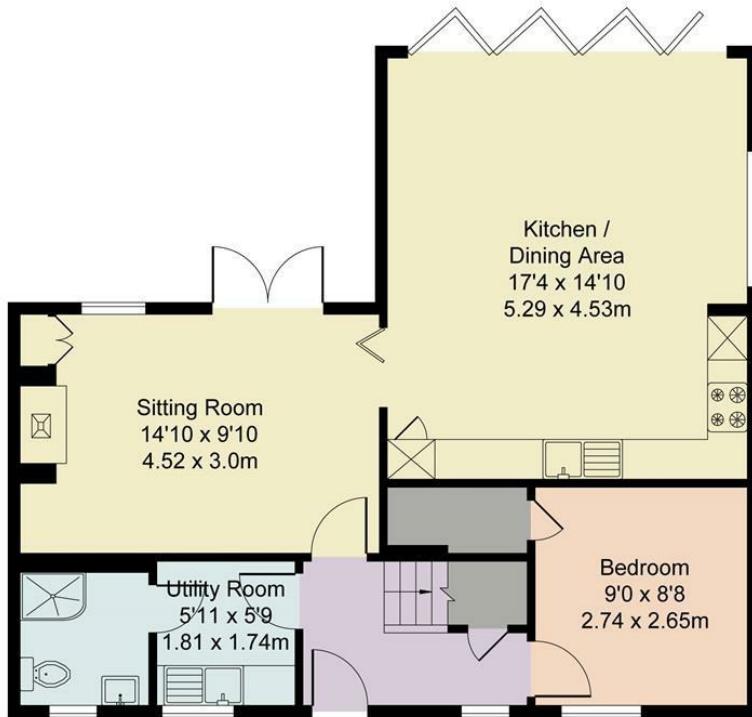
Highmoor is a sought after rural hamlet, within an Area Of Outstanding Natural Beauty (AONB), on the edge of the Chiltern Hills. It offers a popular village pub, within short walking distance, a recreation ground & cricket pitch and well-respected Highmoor Nursery School. It is conveniently located within easy distance of both Henley and Reading town centres, with excellent communication links. London Paddington less than 30 minutes from Reading Railway Station and there is easy access to the M4 and M40 motorways. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through to central London from Reading station without having to change trains.

### Holly Close

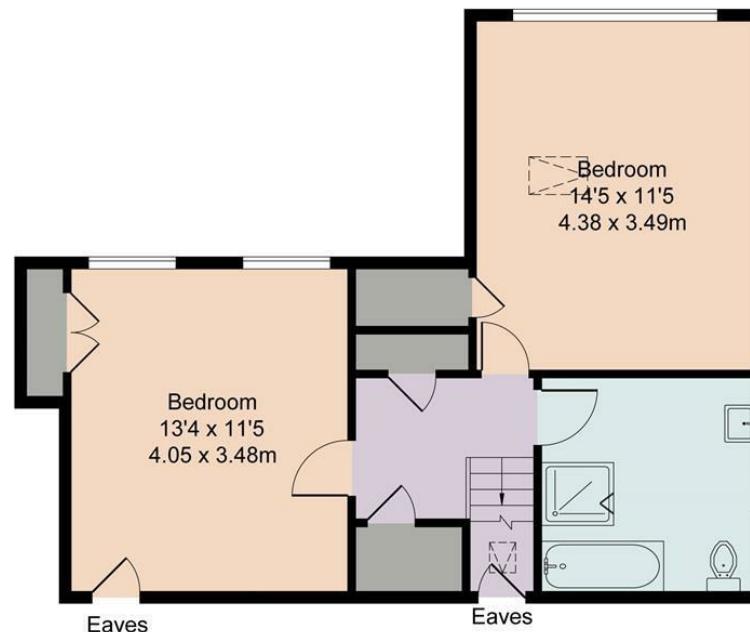
Approximate Gross Internal Area 106.05 sq m / 1141.51 sq ft

Ground Floor Area 59.51 sq m / 640.56 sq ft

First Floor Area 46.54sq m / 500.95 sq ft

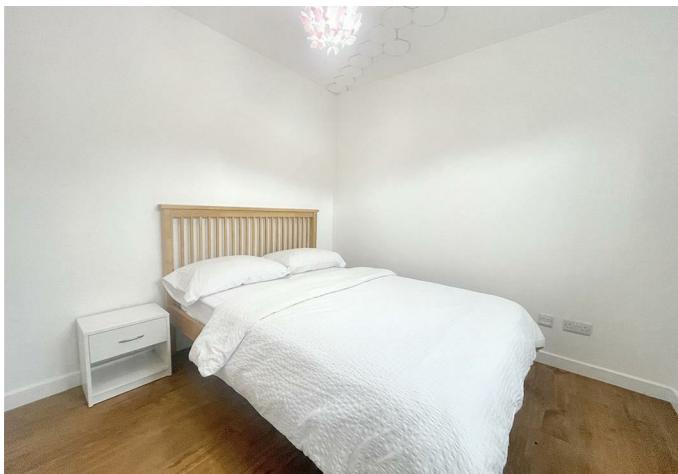


Ground Floor



First Floor

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		52
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Directions

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.