PHILIP BOOTH ESQ.

63 Park Road, Henley-On-Thames, Oxon, RG9 1DB

£725,000

- Double width plot with development opportunity
- Kitchen/breakfast room
- Modern bathroom
- Potential to build a new dwelling STPP
- Private rear garden
- Open-plan reception room
- Study/bedroom 3
- No onward chain
- 2 double bedrooms
- Large garage

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

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Offered with no onward chain - Development opportunity. An attractive 2 bedroom bay fronted Victorian end-of-terrace house, with a large garage to the side, which historically had planning permission granted to build an additional dwelling. Situated at the end of a quiet cul-de-sac a short walk from the railway station and town centre amenities.

3 1 2 D

Council Tax Band: D

ACCOMMODATION
A part-glazed front door opens to an entrance lobby with further door into the sitting area.

The open plan reception room has a bay window to the front a stone fireplace with a shelved recess.

The dining area has space for a large table, an obscure glass window with serving hatch and staircase to the first floor.

The kitchen, which sits across the width of the property, has a range of fitted wall and base units with work-surfaces over including a breakfast bar. A window to the rear has a single drainer sink unit under, space for a free-standing cooker, and plumbing for a dishwasher. A glazed door opens to the rear garden.

The bathroom has a modern three-piece white suite comprising a panelled path, a wash-hand basin, a w.c. a window to the rear and part-tiled walls.

A door opens from the kitchen to a further ground floor bedroom / study, with a window and a glazed door to the rear garden. An internal door opens into the garage.

To the first floor there is a landing.

Bedroom 1 is a good size double bedroom which has a front aspect and fitted wardrobes.

Bedroom 2 is a smaller double bedroom which has a rear aspect and a fitted cupboard.

Outside
The rear garden has a paved path and low brick walls lawn and shrub borders, enclosed by brick wall and fencing. The garage has light and power.

N.B. Details of the previous planning permission can be found with a planning number of P11/E0999

LOCATION
Living in Park Road
Park Road is a quiet tucked away residential road situated just a short level walk from Henley town centre, railway station and River Thames. There are regular bus services to Reading and High Wycombe with bus stops on Reading Road.

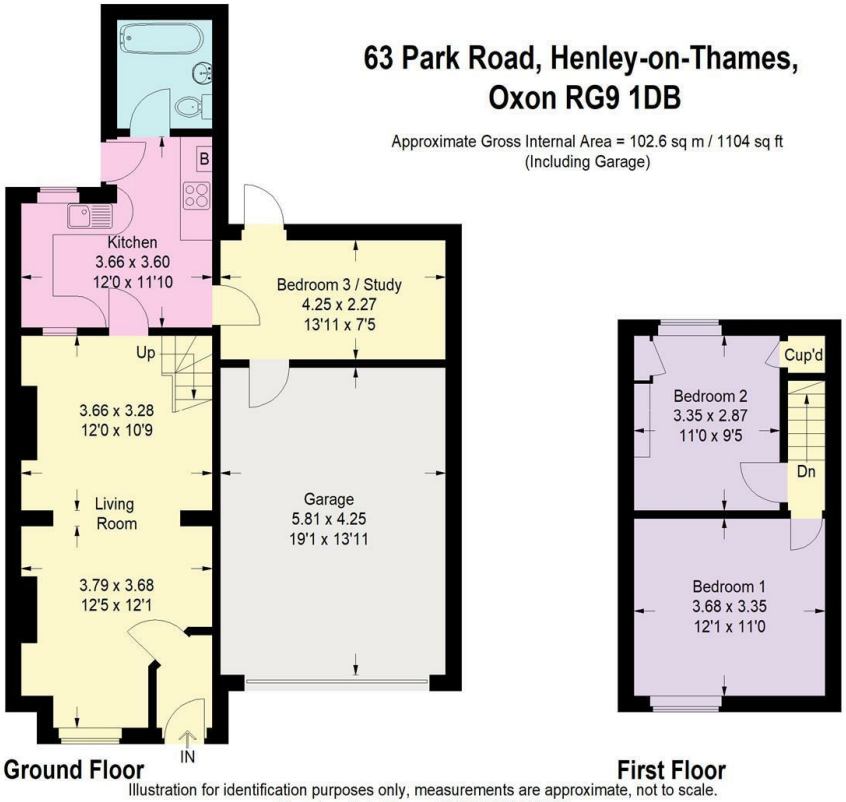
Henley has a Waitrose supermarket and a host interesting independent shops and boutiques. There's a 3 screen cinema and an historic theatre. The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station has direct links with London Paddington (via Twyford Crossrail) 55 minutes.

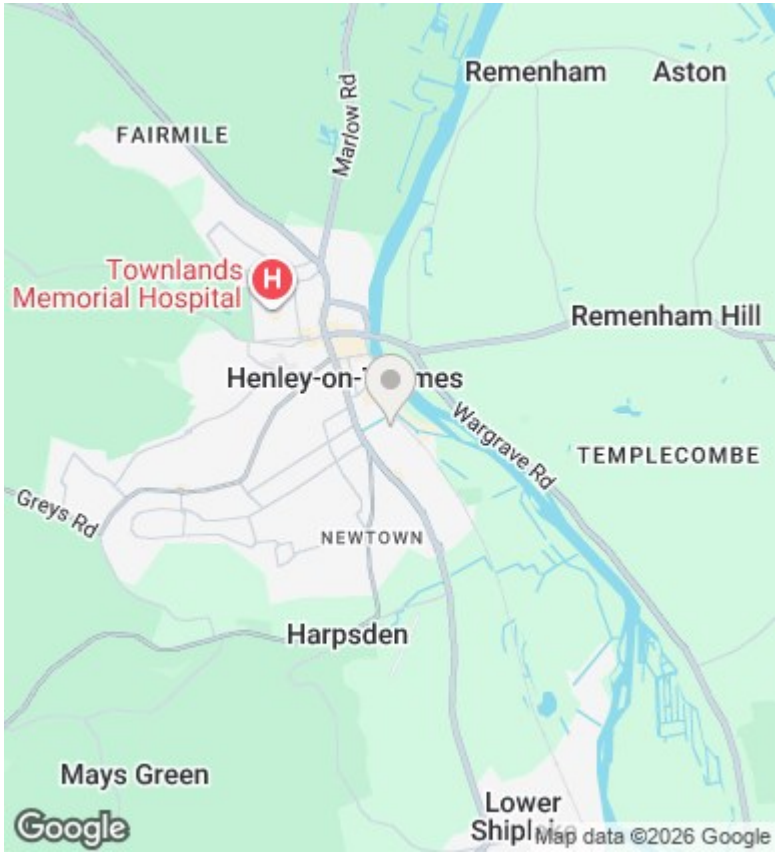
Reading - 8 miles
Maidenhead M4 Junction 8/9 - 10 miles
Stokenchurch M40 Junction 5 - 13 miles
London Heathrow - 25 miles
London West End - 36 miles

Schools
Primary Schools - Trinity Primary (Ofsted Outstanding), Sacred Heart Catholic Primary school
Secondary Schools - Gillotts School
Sixth Form - The Henley College
Prep schools include St Mary's School and Rupert House School
School buses operate to Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading, Cranford House, Abingdon Boys School and St Helen and St Katharine Abingdon.

Leisure
River pursuits include Henley sailing club, local canoe clubs and various rowing clubs with world famous Henley Royal Regatta taking place each summer. There are marina facilities at Hambleden and Wargrave. There are several golf clubs including Henley Golf Club, Badgemore Park Golf Club. The Chiltern Hills area of outstanding natural beauty provides superb walking, cycling and horse riding.

Tenure - Freehold
Local Authority - South Oxfordshire District Council
Council Tax - Band D



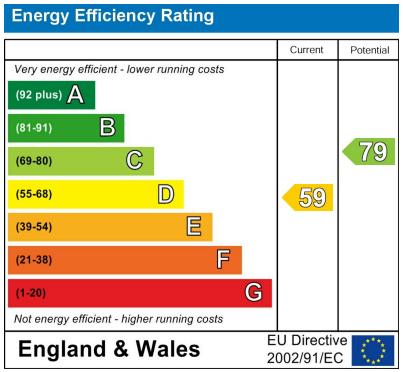


Directions

From Station Road, at the traffic lights with Reading Road turn left. Continue for approx 400m and just after Jewsons turn left into Park Road. The property will be found towards the end on the left.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.



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