



HAMILTON AVENUE
Henley-on-Thames RG9



A BEAUTIFULLY PRESENTED VICTORIAN TOWNHOUSE

A lovely blend of period character and contemporary conveniences, providing comfortable family living. Located in one of Henley's prestigious roads and within a short distance of the town centre.



4 2 2 EPC



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

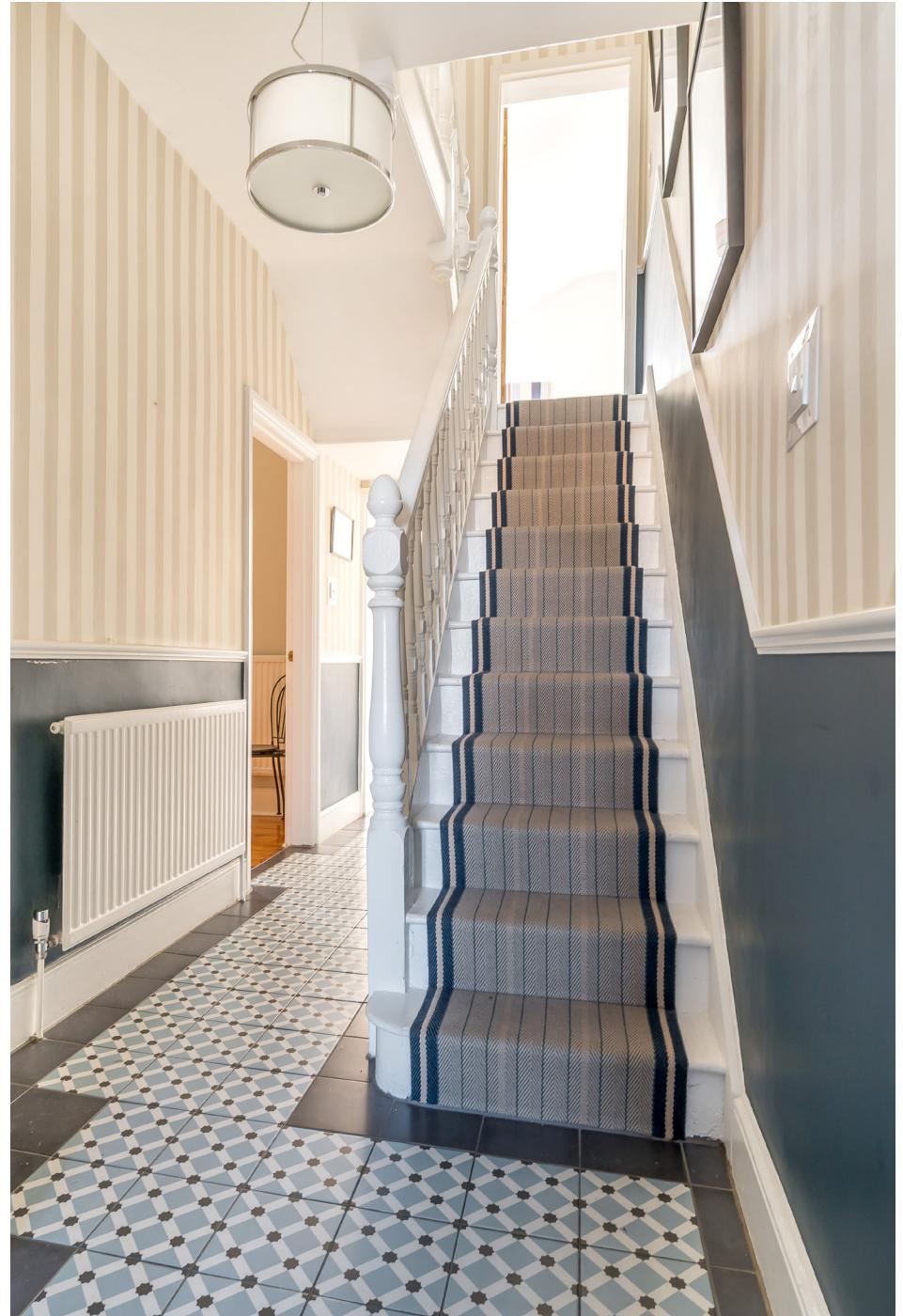
Services : All mains services

Offers in excess of: £1,000,000



HAMILTON AVENUE

The house is entered via a traditional tiled path and covered porch with lantern lighting, opening into a welcoming hall with attractive tiled flooring. From here, there is access to a cloakroom and the sitting and dining rooms. The sitting room features a charming fireplace, built-in shelving, a polished wooden floor, and a triple-aspect bay window that fills the room with natural light. This flooring continues into the dining room, which includes a second antique fireplace, shelving, and a storage cupboard. At the end of the hallway is a bright open-plan kitchen and living area stretching across the width of the home, enhanced by skylights and bi-fold doors leading to the rear garden. The kitchen offers wall and floor units with granite worktops, integrated appliances, a feature range oven with extractor, and a central island with seating. A door leads to the utility room, which provides additional storage units and houses the washing machine.







THE PROPERTY (CONTINUED)

The staircase from the entrance hall leads to the first floor landing accessing the principal bedroom and two further double bedrooms and modern luxury bathroom. The bedrooms have attractive wooden flooring and that bathroom has floor and wall tiles with a bath with shower. A second staircase gives access to the second floor bedroom suite that includes a double bedroom and shower room.

GARDENS & GROUNDS

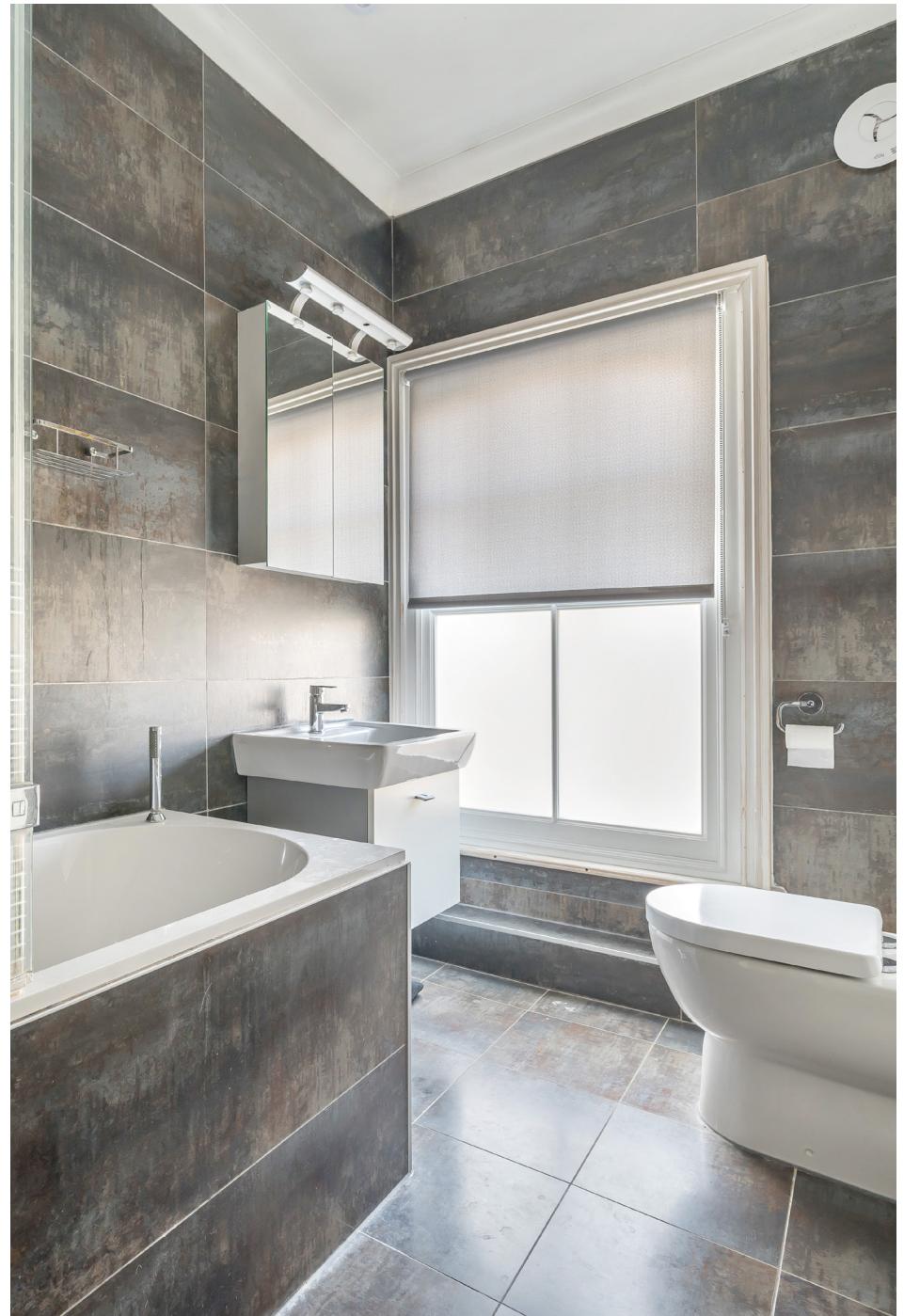
Outside to the rear is a private South facing enclosed garden with a wonderful sun terrace and accessed from the kitchen. The garden is laid mainly to lawn edged with mature shrub beds. It is enclosed by a mixture of wooden fencing and high walling, and has a garden shed & storage area to the rear. Access to the rear garden is available across the neighbouring property and there is unrestricted on-street parking available.



SITUATION

Hamilton Avenue is one of the most popular residential roads in Henley. The town centre is only a short distance away, with an excellent selection of shops, restaurants, pubs, cinema, theatre, train station and the River Thames. The property is located within the catchment area of popular and highly regarded Trinity School, one of many excellent schools in the area. Henley is a pretty market town on the banks of the River Thames, famous for The Royal Regatta and riverside walks along the Thames Path. It has many excellent restaurants and a good selection of shops.

Henley is ideal for accessing the M40 motorway (J4) at High Wycombe and the M4 motorway (J8/9) at Maidenhead. The larger centres of Oxford, High Wycombe and Reading, are easily accessible for a more comprehensive range of amenities.







Hamilton Avenue, Henley-on-Thames

Approximate Area = 1610 sq ft / 150 sq m

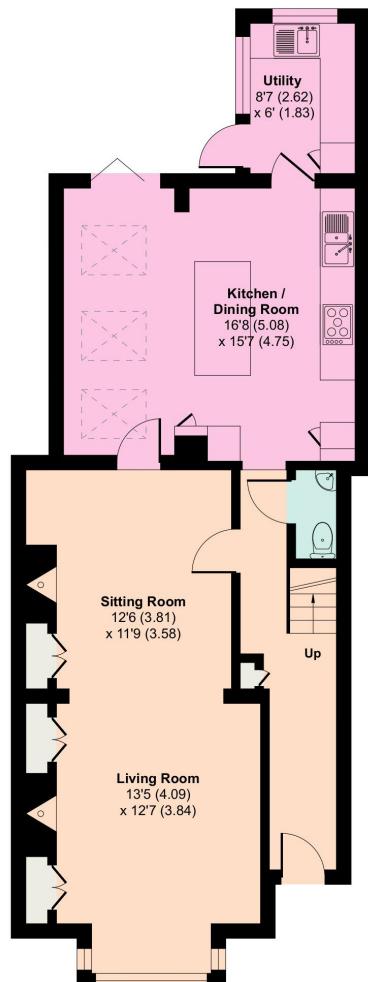
Limited Use Area(s) = 80 sq ft / 7 sq m

Total = 1690 sq ft / 157 sq m

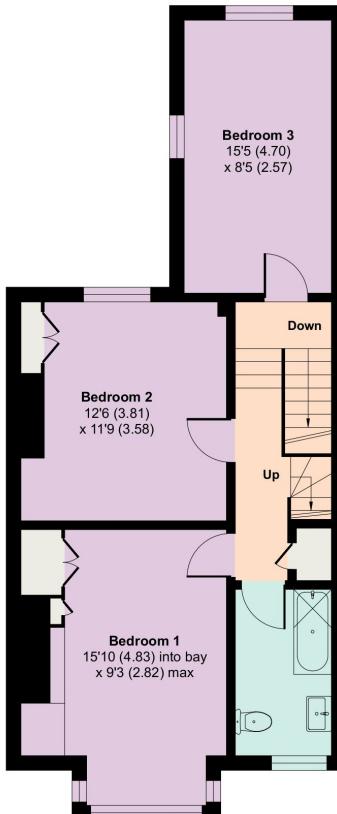
For identification only - Not to scale



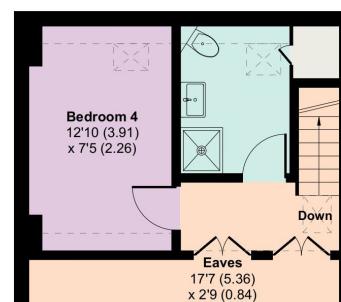
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
Produced for Knight Frank. REF: 934594

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

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