



PHILIP
BOOTH
ESQ.



68 Elizabeth Road, Henley-On-Thames, Oxon, RG9 1RA

£775,000

- An extended detached home
- Study/bedroom 5
- 3 further double bedrooms
- Drive and garage
- 4/5 bedrooms and 3 bathrooms
- Fitted kitchen
- Modern bathroom
- Sitting room with an arch to the dining room
- Principal bedroom with en suite
- Private rear garden

68 Elizabeth Road, Henley-On-Thames RG9 1RA

This 4/5-bedroom detached family home is situated in a popular residential area within walking distance of both Valley Road Primary School and Gillotts Secondary School and close to countryside walks. The property benefits from a first floor extension providing an additional bedroom and bathroom, a ground floor bedroom/study, a private rear garden and a garage.



Council Tax Band: E



ACCOMMODATION

A part glazed front door opens to the entrance hall.

The kitchen has a picture window to the front, a good range of wall and base units with work surfaces over with an inset single drainer sink unit, a breakfast bar and an inset ceramic hob. There is a gas cooker point and plumbing for a dishwasher and space for a fridge and a glazed door to the garage.

The reception room has a large picture window to the front, a gas fire with surround and mantelpiece and a marble hearth, laminate wood flooring and wall light points. An arch opens to a dining room with sliding doors opening to the rear garden.

The 5th bedroom/study is situated on the ground floor with a rear aspect overlooking the rear garden.

The inner hall has a storage cupboard and a staircase to the first floor.

The shower room has a modern white suite comprising a shower cubicle, a low level w.c, a vanity hand wash basin and a heated towel rail.

To the first floor the landing has a deep storage cupboard and access to the loft space.

Bedroom 1 is a double bedroom with a window overlooking the rear garden. The en suite shower room has a modern white suite comprising a corner shower cubicle, a w.c. and a wash hand basin with cupboard under.

Bedroom 2 has a picture window with a rear aspect.

Bedroom 3 has a front aspect.

Bedroom 4 has a rear aspect

The double length garage could potentially be part or fully converted subject to obtain relevant permission. There are double doors to the front and window and door to the garden to the rear.

OUTSIDE

To the front of the property there is a driveway providing off-road parking and access to the garage.

The established rear garden has mature shrubs and herbaceous borders provide a degree of privacy. The remainder of the garden is laid to lawn.

LOCATION

Living in Elizabeth Road

Elizabeth Road is situated on the edge of Henley close to countryside walks, and being convenient for Valley Road Primary School, Gillotts Secondary School and Henley Leisure Centre. There is a circular Henley Hopper bus service from Elizabeth Road to Henley town centre (on Tues, Wed and Thurs).

The 'Top Shops' are located approximately 0.5 miles away on Greys Road and offer a 'One Stop' convenience store, a barber shop, a laundrette, the 'Happy Wok' Chinese take away and Herbies Pizza.

Henley town centre has a wide selection of shops, including a Waitrose supermarket; there are many independent shops and boutiques, a 3-screen cinema, a historic theatre, excellent pubs and restaurants and a bustling market every Thursday.

The commuter is well provided for with the M4/M40 motorways giving access to London, Heathrow airport, the West Country and the Midlands.

Henley Station has links with London Paddington (via Twyford) The Elizabeth Line (Crossrail) will take passengers to The City and Canary Wharf.

Reading - 7 miles

Maidenhead M4 Junction 8/9 - 11 miles

London Heathrow - 25 miles

London West End - 36 miles

Schools

Primary Schools - Valley Road primary school (Good).

Secondary Schools - Gillotts School (Good).

Sixth Form - The Henley College.

Prep schools - St Mary's School, Rupert House School, Private schools - buses to Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading and the Abingdon schools.

Leisure

Henley Leisure Centre is located next to Gillotts School and has a swimming pool, sports hall, squash courts and a gym. There is Golf at Henley Golf Club and Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty. There are many activities on the River Thames including rowing, kayaking and paddle boarding clubs.

Tenure - Freehold

Local Authority - South Oxfordshire District Council

Council Tax - Band E

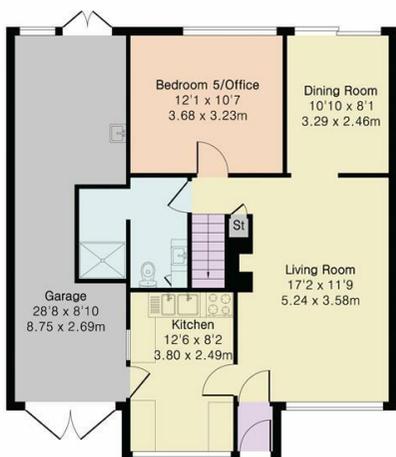




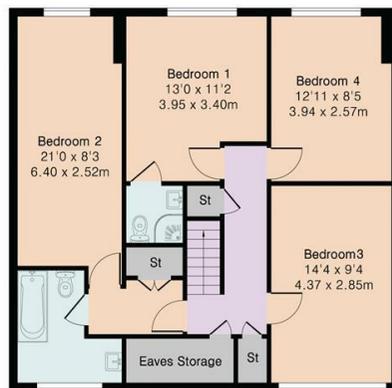
**Approximate Gross Internal Area 1710 sq ft - 159 sq m
(Including Garage)**

Ground Floor Area 894 sq ft – 83 sq m

First Floor Area 816 sq ft – 76 sq m



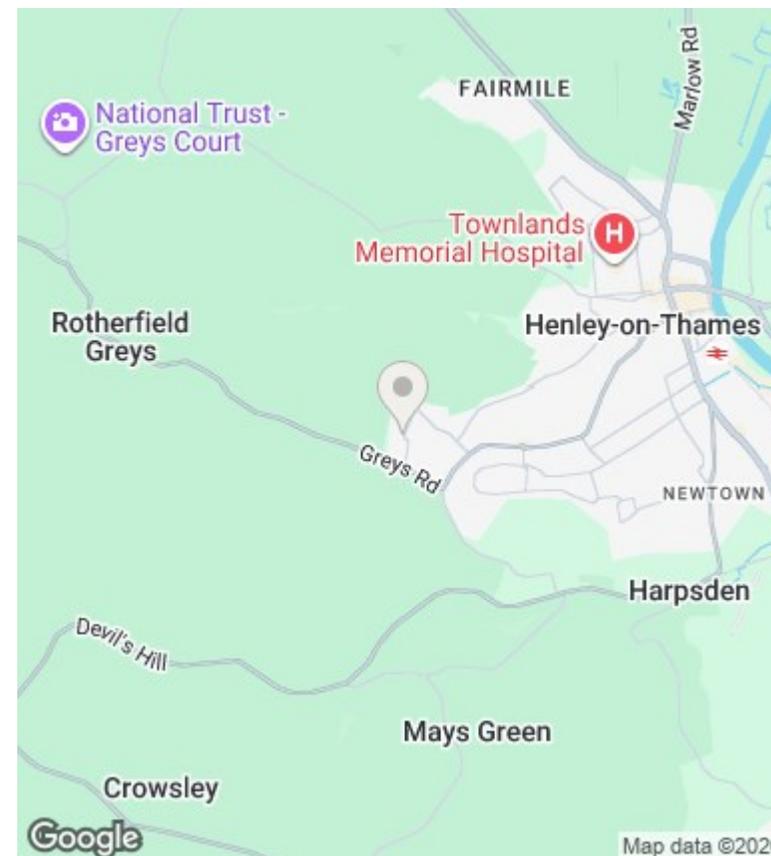
Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



Directions

From our offices in Station Road, at the lights turn right onto Reading Road towards the town centre. At the lights turn left into Greys Road and continue up the hill passing the Saracens Head. Continue over the roundabout by the parade of shops. Pass the turning to Gillotts Lane on your left continue on and take the next right into Elizabeth Road. The property will be found on the left hand side.

Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	