



PHILIP  
BOOTH  
ESQ.



## 56 Kings Road, Henley-on-Thames, RG9 2DG

£550,000

- Attractive 3-bedroom Victorian terraced home in good condition
- Ground floor tiled bathroom
- Enclosed rear garden with privacy fencing
- No onward chain
- Bright open-plan reception space
- First floor double bedroom and a single bedroom
- Purpose-built garden office
- Modern fitted galley kitchen
- Carpeted stairs to second floor double bedroom with en suite
- On-street permit parking

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

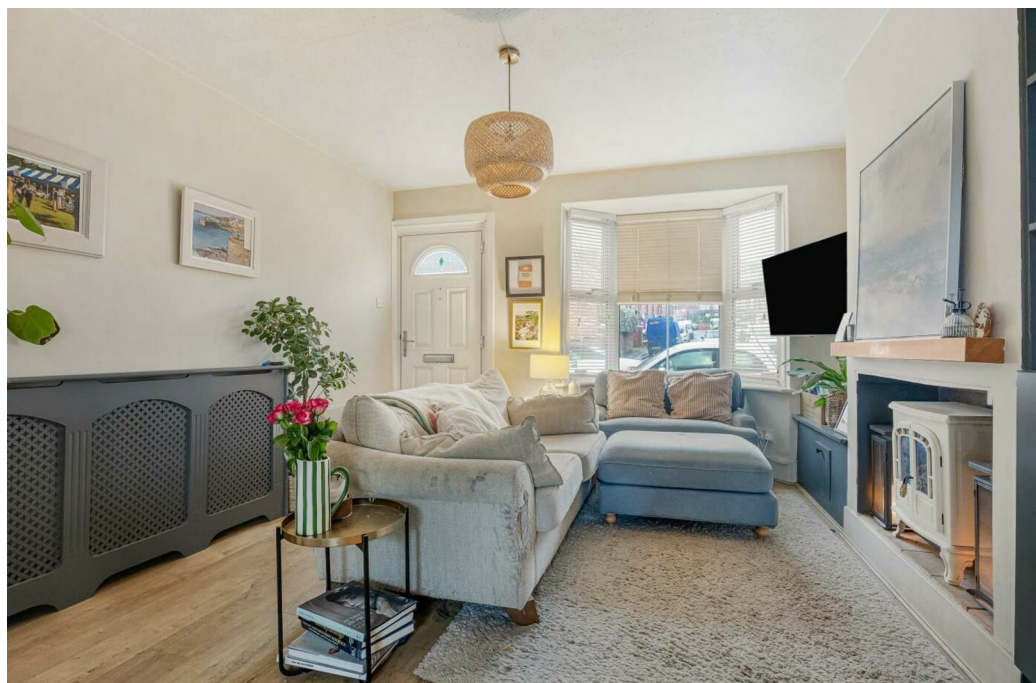
sales@philipboothesq.com  
www.philipboothesq.com

# 56 Kings Road, Henley-on-Thames RG9 2DG

Offered with no onward chain - An attractive Victorian bay-fronted mid-terraced home situated in a popular town centre location. Tastefully modernised with an open-plan reception room, kitchen and bathroom with 3 bedrooms, including a loft conversion creating a double bedroom with en suite shower room. In addition there is an enclosed rear patio garden featuring a separate purpose-built home office.



Council Tax Band: D



## ACCOMMODATION

A pedestrian gate and path leads to a painted front door into the open-plan living and dining room. This open space features a bay window to the front and a window to the rear, engineered wood floors, recessed shelving and cupboards, a fireplace housing an electric wood-burner style stove.

In addition there are two useful storage cupboards have been built under the stairs, and the property has been fitted with a sophisticated high-pressure water sprinkler system to allow the staircase to be open to the upper floors.

The kitchen has modern white wall and base units, with wood-effect worktops over with white 'metro' style wall tiling and a stainless steel sink which sits beneath a window. Appliances include an electric 4-ring induction hob with electric oven under and extractor hood over. There is space for a washer/dryer under the work top and space for a free-standing fridge/freezer.

There is a rear lobby with a stable door that leads to the rear garden.

The fitted bathroom has a tiled floor with a window and comprises a panelled bath with shower over, w.c., wash hand basin with cupboard unit under, tiled walls and a heated towel rail.

Carpeted stairs with a painted banister lead to the first floor.

Bedroom 2 is a double bedroom with exposed wood flooring, and a front aspect with window overlooking the front of the property.

Bedroom 3 is a charming carpeted single bedroom with a wardrobe and a window overlooking the rear garden.

Up carpeted stairs, with a painted banister and a Velux window at the 2nd floor.

Bedroom 1 is an attractive double carpeted bedroom, with a full-height dormer

window to the rear and fitted plantation shutters. 2 Velux windows have been installed to the front of the room with integrated black-out blinds and Velux exterior awning blinds for heat reduction.

The en suite has a shower cubicle with rainfall and hand wand, a wash hand basin with cupboard unit, with mirror and shelf over, a feature tiled floor, heated towel rail and w.c.

## Garden

The enclosed patio garden feels elegant, enclosed and intimate, with brick wall and painted privacy screening above. The paved garden features space for storage along the side return. Steps lead down to a rear access gate for bins via a private alleyway.

A detached outdoor office building has windows to the side and a glass door, with power and light.

Residents parking permits can be applied for via the Town Council.

All windows are double-glazed, and the property features a gas fired combination boiler, mains gas, electric, water and drainage. Ultra-fast broadband is available via 'Zzoomm', and super fast via BT.

Agents note. Planning permission was granted by South Oxfordshire District Council in 2019 for a kitchen side-return extension, a first floor bathroom extension and a loft conversion with dormer window under application number P18/S4094/HH. The loft conversion element of the planning permission has been completed and building regulations sign-off has taken place.

The property is located next to the Kings Road Fish and Chip shop, boasting 5 stars on Tripadvisor with reviews quoting 'the best fish and chips in Henley'. The chip shop is community minded and closes at 9pm each day, so there is no late night take away.

## LOCATION

### Living in Kings Road

Located within the town centre, a short walk from the shops and the River Thames. Henley has a wide selection of shops, including a Waitrose Supermarket, located to the rear of the property.

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 Elizabeth Line). There are regular bus services to the larger towns of Reading and High Wycombe, via Marlow.

Reading - 7 miles; Maidenhead M4 Junction 8/9 - 11 miles;  
London Heathrow - 25 miles; London West End - 36 miles

### Schools:

Primary - Trinity, Sacred Heart

Secondary - Gillotts

Sixth Form - The Henley College

Private Prep - Rupert House School

Buses operate to the larger Private Schools in Shiplake, Reading and Abingdon

### Leisure

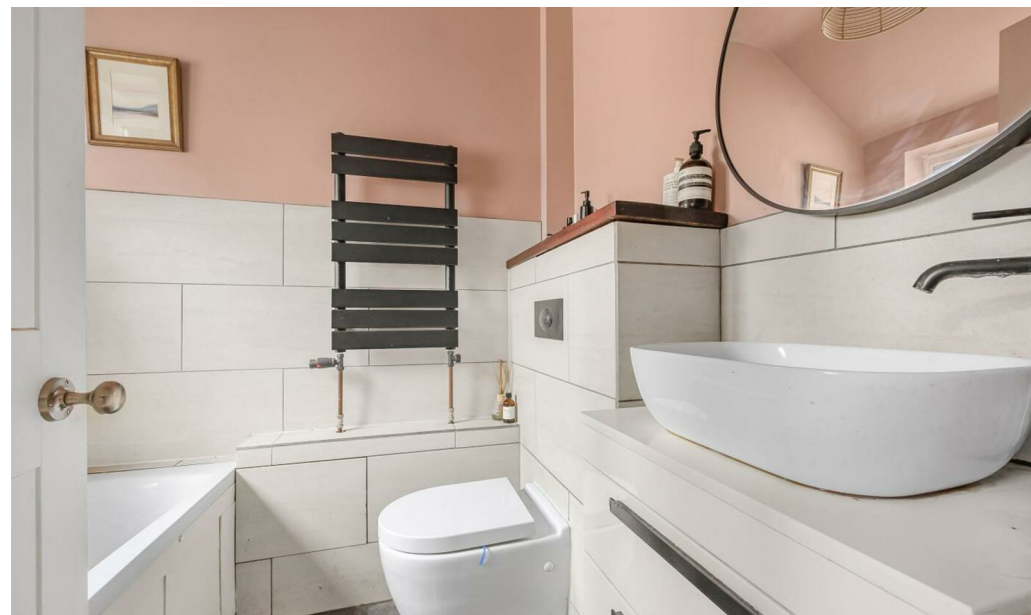
River pursuits include rowing and kayaking. The world famous Henley Royal Regatta takes place in July, followed by the Henley Festival and Rewind Festival in August. Marina facilities at Harleyford and Wargrave. Golf at Henley Golf Club and Badgemore Park Golf Club.

Local Authority South Oxfordshire District Council

Council Tax Band D

### Services

Mains Gas, Electric, Water and Drainage. Ultra-fast broadband is available via "Zoomm", and super-fast via BT



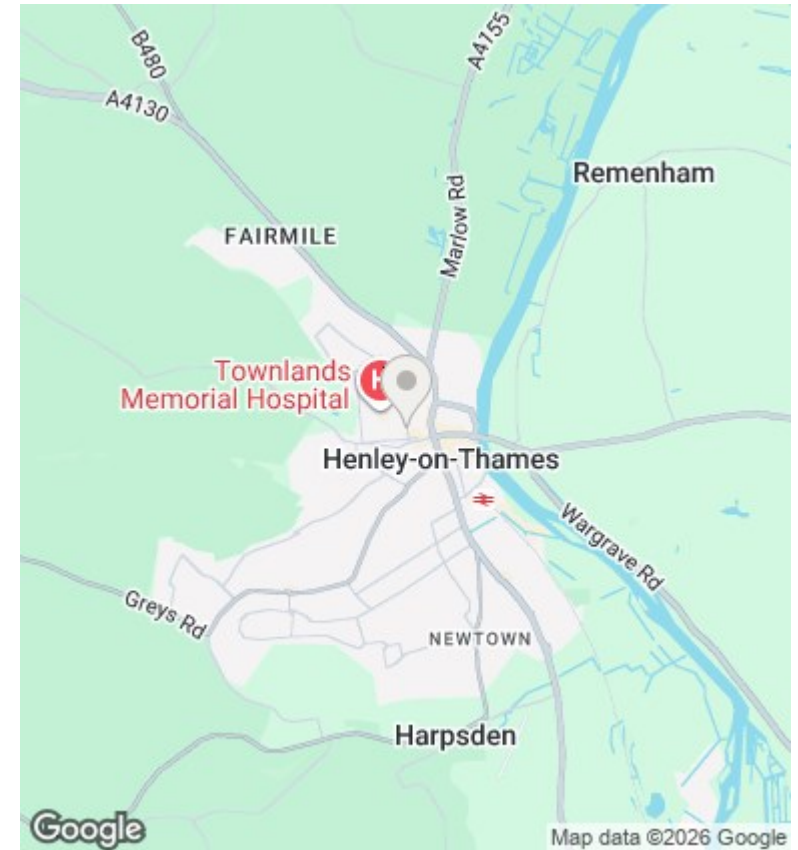


### Kings Road, Henley on Thames, RG9 2DG

Approx. Total Area: 82.0 m<sup>2</sup> ... 883 ft<sup>2</sup> (excluding eaves, garden home office)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



### Directions

From our office in Station Road turn right at the traffic lights into Reading Road, towards the town centre. Continue into Duke Street and at the central traffic lights turn left into Market Place. Follow the road to the rear of the Town Hall and continue into Kings Road where the property will be found on the right 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	