



28, St. Marys Close, Henley-On-Thames, Henley-On-Thames
South Oxfordshire, RG9 1RD

£650,000

Beville
ESTATE AGENCY

- One owner since late 1950's
- Sold with no onward chain
- Rarely available field view gardens
- Three bedrooms
- Sitting room with fireplace
- Ample off road parking
- Further potential to extend subject to usual consents
- Garage
- Countryside views & walks

Three bedroom semi-detached family home with a fabulous view, offering further potential subject to usual consents and situated in a highly sought after quiet cul-de-sac on the edge of Henley-On-Thames. EPC: tbc

Accommodation includes: Entrance hall, fitted kitchen, living room opening into further reception room to the rear of the property overlooking the garden, dining room. The stairs in the hall lead to the first floor landing which comprises of three bedrooms and a family bathroom.

Noteworthy features include: Gas fired central heating, uPVC double glazing, garage, garden overlooking fields, further potential to extend, sold with no onward chain.

To the front of the property: Large driveway offering ample parking and leading to garage. Lawned area.

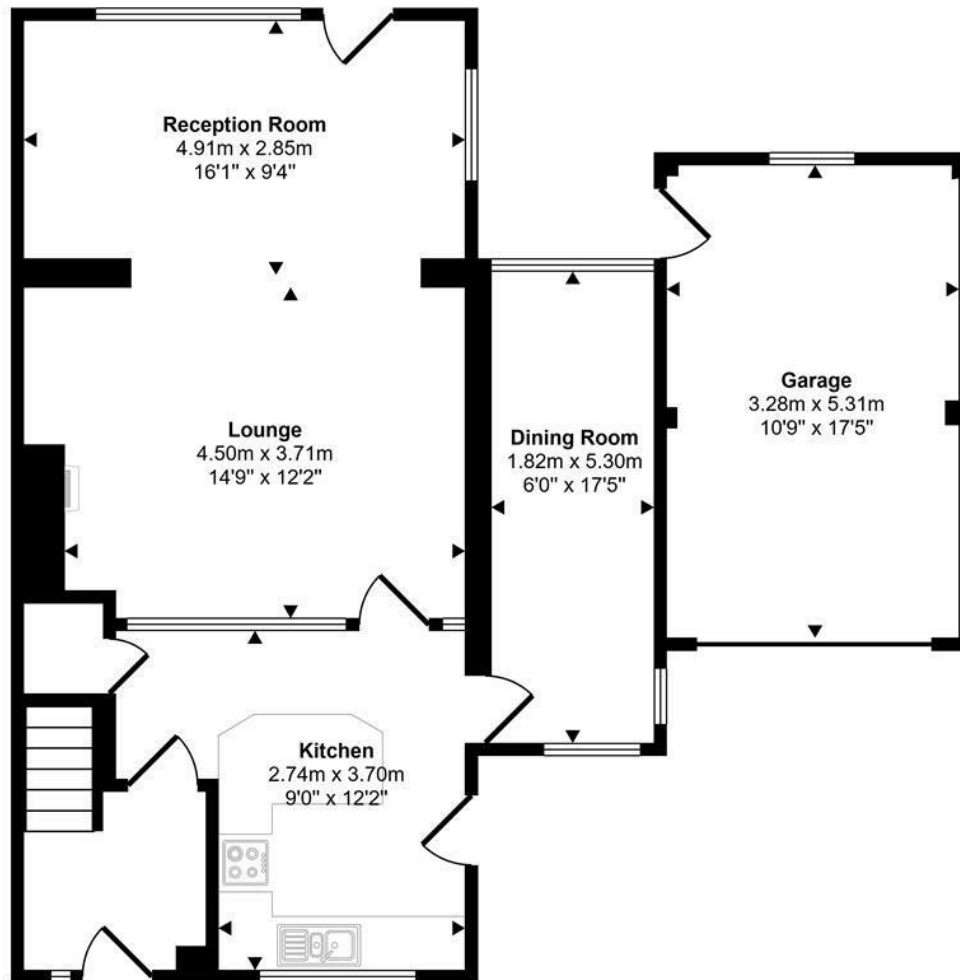
To the rear of the property: Delightful gardens overlooking fields. Paved patio ideal for outdoor dining, garden laid mainly to lawn with a wealth of mature shrubs and hedging.

Situated on the edge of Henley, this property is ideally located for families, with easy access to Valley Road Primary School, Gillotts Secondary School, and Henley Leisure Centre. A regular bus service runs from Greys Road into Henley town centre, making commuting and day-to-day travel convenient.

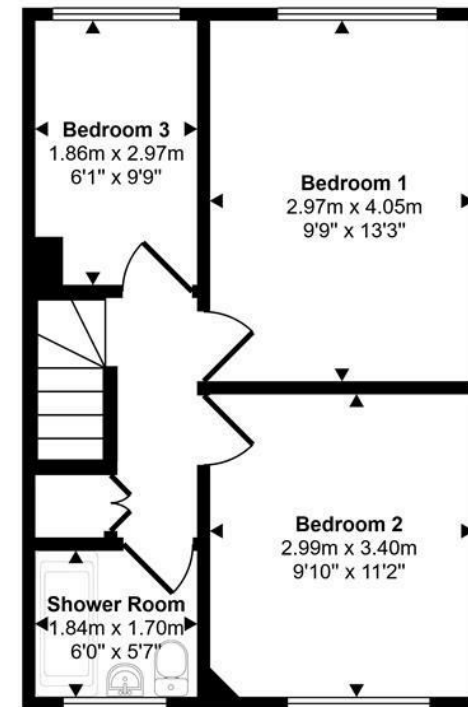
Henley is a quintessential thameside town with it's world famous Rowing Regatta. The centre provides a wide range of shopping and leisure facilities, including a Waitrose supermarket, independent boutiques, a three-screen cinema, and a historic theatre. The town also boasts an excellent selection of pubs and restaurants, along with a vibrant weekly market held every Thursday.

The location is well connected, with the M4 and M40 motorways providing routes to London, Heathrow Airport, the West Country, and the Midlands. Henley railway station offers services to London Paddington via Twyford, while the Elizabeth Line provides onward connections to the City and Canary Wharf.

Approx Gross Internal Area
120 sq m / 1288 sq ft



Ground Floor
Approx 82 sq m / 879 sq ft



First Floor
Approx 38 sq m / 409 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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 	

Directions

Start from RG4 9SU and head north-east toward Peppard Road (B481). Follow the B481 through Sonning Common. Continue on the B481 toward Henley-on-Thames. As you approach Henley, follow signs for the town centre. At the mini roundabouts, continue straight, then follow signs toward Greys Road. Turn onto Greys Road. Continue along Greys Road, then turn into St Mary's Close (a residential turning off Greys Road)

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.