



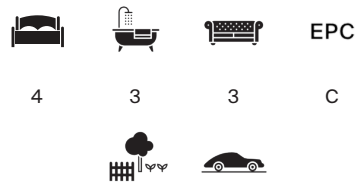
179 READING ROAD

Henley-on-Thames RG9



A FAMILY HOME SITUATED CLOSE TO THE TOWN CENTRE

A deceptively spacious semi-detached family home, ideally situated within a level half-mile walk of the town centre, River Thames and railway station.



Local Authority: South Oxfordshire District Council

Council Tax band: F

Tenure: Freehold

Services : All mains services

Guide Price : £950,000



179 READING ROAD

The property offers flexible and well-proportioned accommodation, including three reception rooms, a generous rear garden, and off-road parking for three to four vehicles.

The ground floor accommodation comprises of a cloakroom WC, a well-appointed kitchen/breakfast room, and a comfortable sitting room which opens through to a separate dining room, featuring patio doors leading directly onto the rear garden. The former garage has been converted to create a third reception room and utility area, with outside access to the side of the property, making it ideal as a home office, playroom, or additional living space.







THE PROPERTY (CONTINUED)

The first floor comprises of a double bedroom with an en-suite shower room, a family bathroom, and two further double bedrooms. A staircase leads to the second floor, which offers a fourth double bedroom with its own en-suite bathroom, providing an excellent principal suite or guest accommodation.

GARDENS & GROUNDS

To the front of the property is a block-paved driveway providing off-road parking for three to four vehicles. A useful side passageway gives access to the rear garden. The rear garden enjoys an easterly aspect and is predominantly laid to lawn, with flower and shrub borders. A patio area directly behind the property provides an ideal space for outdoor dining and entertaining.



SITUATION

The property is situated approximately half a mile from the town centre, offering convenient access to a wide range of amenities including an excellent selection of shops, pubs and restaurants. More comprehensive facilities can be found in the nearby towns of Reading and Maidenhead. Henley-on-Thames railway station provides connections to the mainline stations at Reading and Twyford, with a fast service to London Paddington from approximately 25 minutes. The M4 motorway (Junctions 8/9) is around six miles away, giving easy access to Heathrow Airport and the wider motorway network. The area is well regarded for its excellent schools, while leisure and sporting facilities include golf at several local courses and boating and water sports on the River Thames.





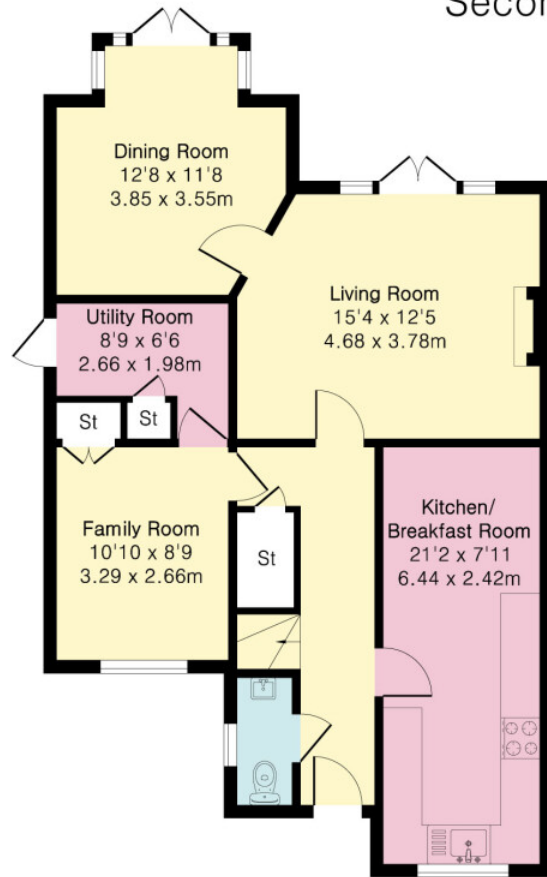


Approximate Gross Internal Area 1774 sq ft - 164 sq m

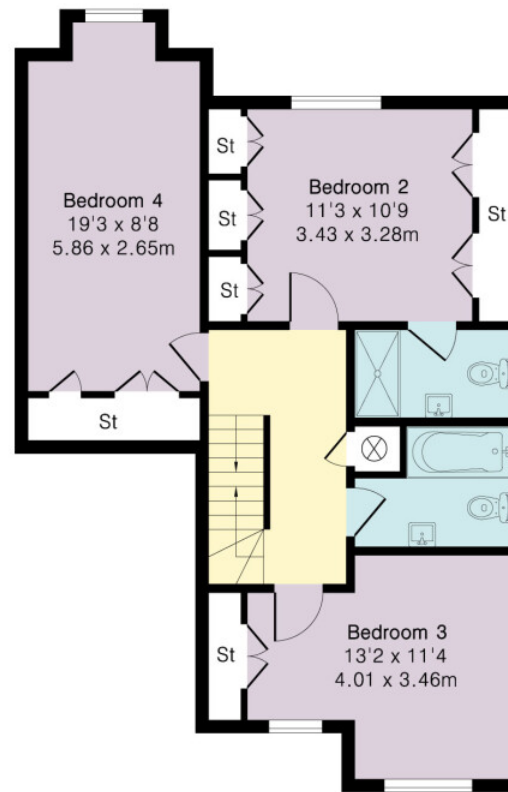
Ground Floor Area 788 sq ft – 73 sq m

First Floor Area 682 sq ft – 63 sq m

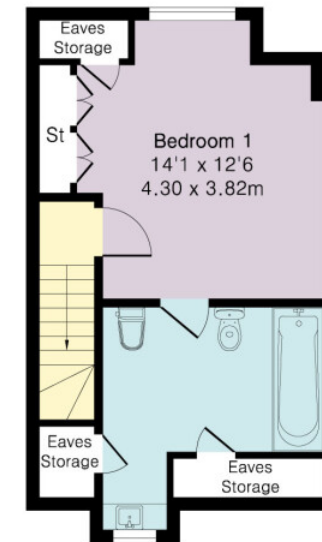
Second Floor Area 304 sq ft – 28 sq m



Ground Floor



First Floor



Second Floor

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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