PHILIP BOOTH ESQ.







4 Gainsborough Road, Henley-On-Thames, RG9 1SU

Offers In Excess Of £475,000

- A semi-detached 2-bedroom bungalow
- Sitting room with bow window
- Fully tiled bathroom with shower
- Situated on a corner plot
- Dining area
- Wrap around garden
- Approx. 0.5 miles from Henley town centre
- Kitchen extension
- Garage and off road parking

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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An extended 2 bedroom semi-detached bungalow situated close to local shops, a nearby bus stop which has a regular bus service to Henley town centre being approx 0.5 miles away. The property comprises of an entrance hall, a sitting room with a separate dining area, a kitchen and a bathroom. Outside there is a wrap-around garden, off-road parking and a garage.

2 1 2 D

Council Tax Band: D





ACCOMMODATION

A garden gate and paved path leads from the pavement to the front of the property. The front door opens to the spacious entrance hall with storage.

The sitting room has a front aspect with a bow window. An archway opens to the dining area.

The kitchen has a range of wall and base units with work surfaces over and an inset stainless steel single drainer sink with mixer tap and a tiled splash back. There is space for a cooker and plumbing for a washing machine and space for a fridge freezer. Glazed French doors open to outside.

Bedroom 1 is a good size carpeted double with a front aspect bow window.

Bedroom 2 is also carpeted with a rear aspect.

The fully tiled shower room has a modern suite comprising a double length walk-in shower with fully tiled walls. There is a wash hand basin, a low level w.c. and a window.

Outside

The property sits within well tended wrap around gardens with a private paved patio area off the kitchen and a lawn to the front and side. There is a timber shed providing useful storage.

There is a brick paved drive providing off-road parking and access to the garage, with an up and over door, light and power.

LOCATION

Living in Gainsborough Road

Gainsborough Road is a quiet residential road 0.5 miles from the town centre and railway station, which is just a 10 minute walk away and on a bus route with regular buses to the town centre. There are local shops including a One Stop convenience store a short walk away. The property is also close to good local schools. Makins recreation ground offers local dog walking as well as a children's play area, outside gym and modern concrete skate park.

Henley has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a cinema, an historic theatre, excellent pubs and restaurants, a bustling market every Thursday and good schools for all ages.

The commuter is well provided for with the M4/M40 giving road access to London, Heathrow, West Country and Midlands. Henley Station has direct links with London Paddington via Twyford and via TfL Elizabeth Line.

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, Sacred Heart Primary
Secondary Schools – Gillotts School (OFSTED Outstanding)
Sixth Form – The Henley College
Private Prep schools – Rupert House School

Leisure

There are many local rowing clubs along the river. In addition there are canoe clubs and a sailing club at Wargrave. The world famous Henley Royal Regatta takes place in July followed by the Henley Festival of Arts. The Rewind Festival takes place by the river in August.

Mooring and Marina facilities can be found at Henley, Hambleden and Wargrave.

There are local golf clubs at Henley Golf Club, Badgemore Park Golf Club. Other sports clubs include, an active Rugby Club, Hockey, Football and Lawn tennis.

There is superb walking, cycling and riding in the Chiltern Hills, an designated area of outstanding natural beauty.

Tenure – Freehold
Local Authority - South Oxfordshire District Council
Council Tax - Band D











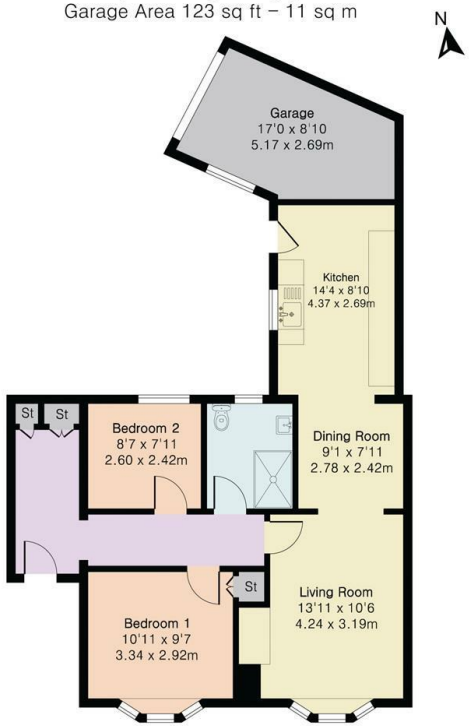








Approximate Gross Internal Area 744 sq ft - 69 sq m
(Excluding Garage)
Garage Area 123 sq ft – 11 sq m



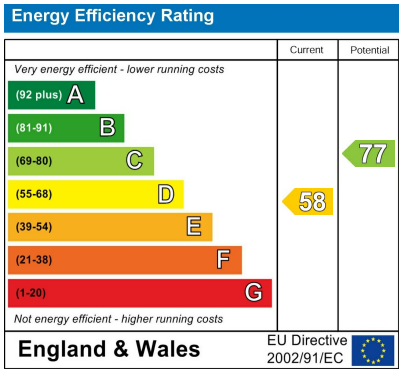


Directions

From our offices in Station Road, turn right at the traffic lights with the junction with Reading Road, towards the town centre. Turn left into Greys Road. Continue past Albert Road, and continue up the hill passing the Saracens Head pub on the left. After approx 1/4 of a mile turn right into Gainsborough 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.



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