



174 READING ROAD, HENLEY-ON-THAMES



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## 174 READING ROAD

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*A character Victorian terraced cottage with garden and parking.*

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Henley-on-Thames offers a great selection of shops, restaurants and leisure spots, including the Kenton Theatre, Regal Picture House Henley and the River Thames. For commuters, trains to Paddington take around 55 minutes via Twyford, with faster links from Reading. The M4 motorway and M40 motorway are both about 9 miles away.



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## THE PROPERTY

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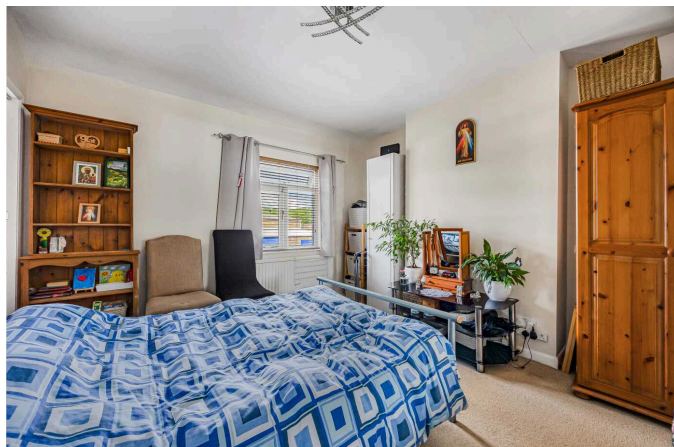
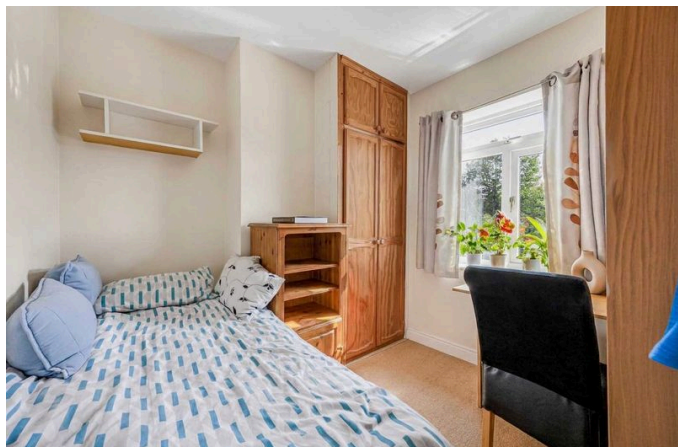
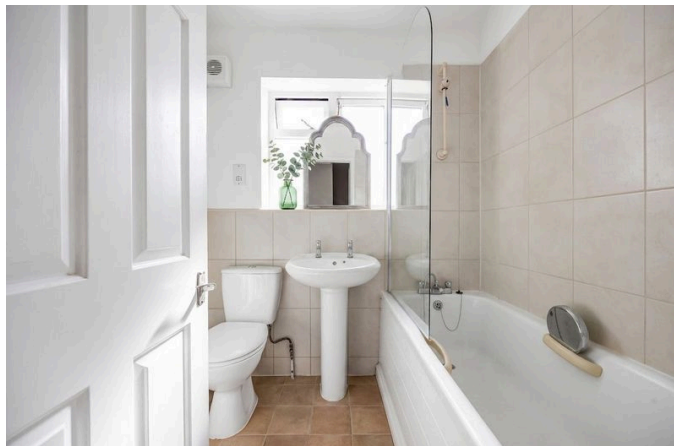
Situated under half a mile from Henley town centre, this classic Victorian terraced cottage has a sitting room, separate dining room and fitted kitchen. The sitting room has an exposed brick chimney breast and leads into the separate dining room with double doors to the garden, both rooms have wooden flooring. The fitted kitchen has lots of storage and a door to the garden. Upstairs, the property has two well-proportioned bedrooms and an upstairs bathroom.

Accessed off the Reading Road into Newtown Gardens, is the parking, a real benefit in Henley. This is accessed via a lane where gates lead into the garden and parking area. The garden extends to some 70ft and there is a large wooden shed which could be available by separate negotiation (or removed if preferred).





174 READING ROAD



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# PROPERTY INFORMATION

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## Services

All mains connected

## Local Authority

South Oxfordshire

## Council Tax

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## EPC

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## Postcode

RG9 1EA

## What3Words

///newest.deputy.interlude

## Viewings

By prior appointment with  
Robinson Sherston

## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*

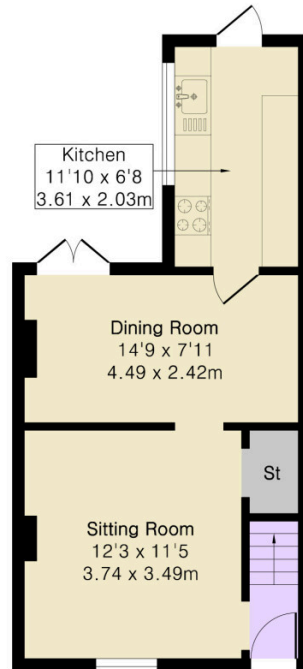


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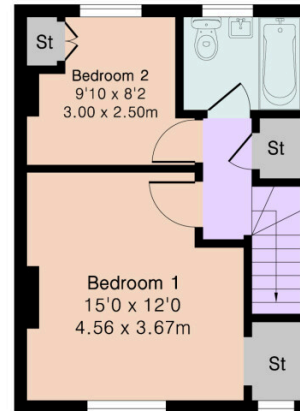
**Approximate Gross Internal Area 690 sq ft - 64 sq m**

Ground Floor Area 386 sq ft – 36 sq m

First Floor Area 304 sq ft – 28 sq m



Ground Floor



First Floor





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