



PHILIP  
BOOTH  
ESQ.



## 12 Nicholas Road, Henley-On-Thames, RG9 1RB

£625,000

- An extended 3-bedroom link detached home
- In need of modernisation
- Kitchen with door to garage
- Sitting room with fireplace
- Dining room
- Ground floor bedroom
- Cloakroom
- 2 further 1st floor bedrooms
- 1st floor bathroom
- Large garden

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

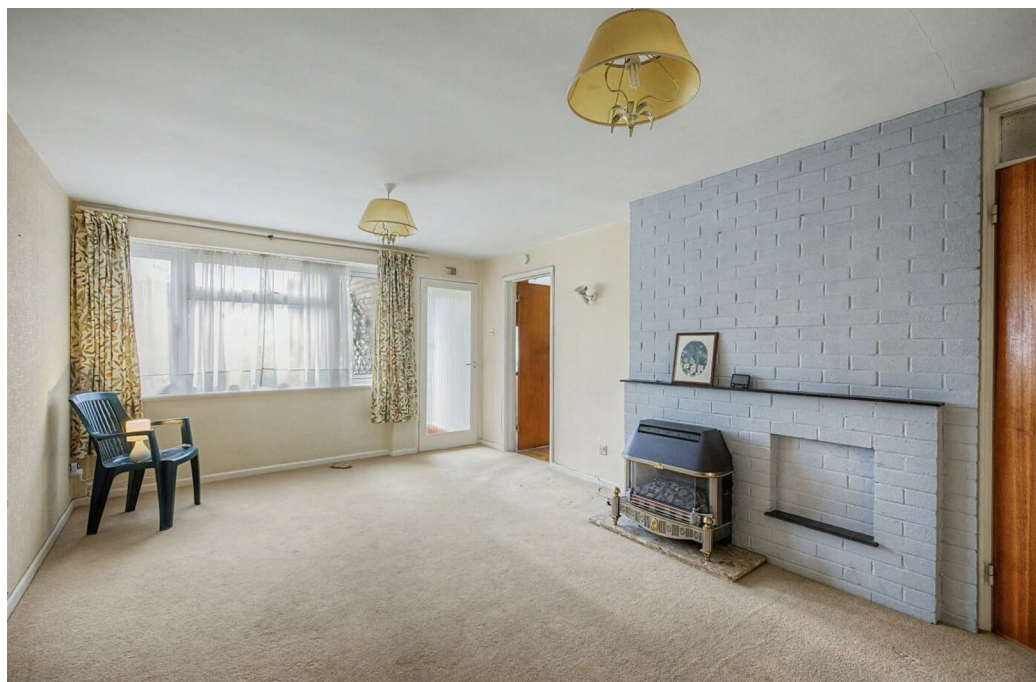
sales@philipboothesq.com  
www.philipboothesq.com

# 12 Nicholas Road, Henley-On-Thames RG9 1RB

Offered with no onward chain - A 3-bedroom link detached family home with a large garden, situated in a popular residential area within walking distance of both Valley Road Primary School and Gillotts Secondary School and close to countryside walks. Benefitting from a ground floor extension providing an additional reception room, a ground floor bedroom, a large private rear garden and a garage and has huge potential to extend STPP.



Council Tax Band: F



## ACCOMMODATION

A part glazed front door opens to the entrance hall with a glazed door opening into the sitting room.

The kitchen has a picture window to the front, a range of wall and base units with work surfaces over with an inset single drainer sink unit, a breakfast bar and an inset ceramic hob. There is space for a cooker and space for a fridge and a part-glazed door to the garage.

The sitting room has a large picture window to the front, a gas fire with surround and mantelpiece. A door opens to a dining room and a further door opens to the rear extension study/bedroom 4.

Bedroom 1 is situated on the ground floor with a rear aspect overlooking the rear garden.

The inner hall has a storage cupboard and a staircase to the first floor.

The cloakroom has a low level w.c, and a sink unit.

To the first floor the landing has a deep storage cupboard.

Bedroom 2 is a double bedroom with a window overlooking the front.

Bedroom 3 has a picture window with a rear aspect.

The bathroom has a panel enclosed bath, a w.c., a wash hand basin and a storage cupboard.

## OUTSIDE

The double length garage has light and power and a door to the garden.

To the front of the property there is a long driveway providing off-road parking and access to the garage.

The established rear garden has mature shrubs and herbaceous borders provide a degree of privacy. The remainder of the garden is laid to lawn.

## LOCATION

Living in Nicholas Road

Nicholas Road is situated on the edge of Henley, close to countryside walks, and being convenient for Valley Road Primary School, Gillotts Secondary School and Henley Leisure Centre. There is a circular Henley Hopper bus service from Elizabeth Road to Henley town centre (on Tues, Wed and Thurs).

The 'Top Shops' are located approximately 0.5 miles away on Greys Road and offer a 'One Stop' convenience store, a barber shop, a laundrette, the 'Happy Wok' Chinese take away and Herbies Pizza.

Henley town centre has a wide selection of shops, including a Waitrose supermarket; there are many independent shops and boutiques, a 3-screen cinema, a historic theatre, excellent pubs and restaurants and a bustling market every Thursday.

The commuter is well provided for with the M4/M40 motorways giving access to London, Heathrow airport, the West Country and the Midlands.

Henley Station has links with London Paddington (via Twyford) The Elizabeth Line (Crossrail) will take passengers to The City and Canary Wharf.

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 school (Good).

Secondary Schools - Gillotts School (Outstanding).

Sixth Form - The Henley College.

Prep schools - St Mary's School, Rupert House School, Private schools - buses to Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading and the Abingdon schools.

#### Leisure

Henley Leisure Centre is located next to Gillotts School and has a swimming pool, sports hall, squash courts and a gym. There is Golf at Henley Golf Club and Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty. There are many activities on the River Thames including rowing, kayaking and paddle boarding clubs.

Tenure - Freehold

Local Authority - South Oxfordshire District Council

Council Tax - Band F



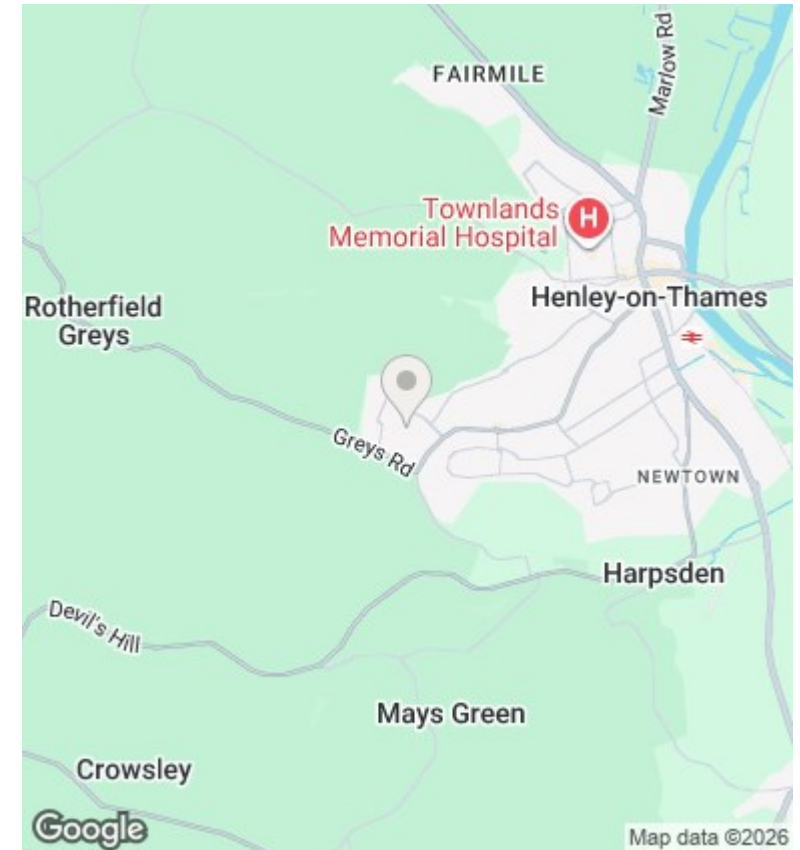


## 12 Nicholas Road, Henley-on-Thames, Oxon, RG9 1RB

Approximate Gross Internal Area = 114.1 sq m / 1229 sq ft  
 Garage = 22.6 sq m / 244 sq ft  
 Total = 136.7 sq m / 1473 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290265)



## Directions

From our offices in Station Road, at the lights turn right onto Reading Road towards the town centre. At the lights turn left into Greys Road and continue up the hill passing the Saracens Head. Continue over the roundabout by the parade of shops and turn right into Elizabeth Road. Turn first left into Nicholas Road where the property will be found on the right, just around the corner.

## 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>73</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</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	