PHILIP BOOTH ESQ.







57 Crisp Road, Henley-On-Thames, Oxon, RG9 2EN

£495,000

- A well-presented 2-bedroom home
- Light and spacious sitting room
- UPVC double glazing throughout
- Opportunity to purchase furniture by separate negotiation
- Far-reaching views across the rolling Chiltern hills
- Potential to extend and create off-road parking, subject to permissions
- South Westerly facing garden
- Approximately 0.5 miles from Waitrose and the Market Place
- No onward chain
- Successfully operated as a holiday let with excellent returns

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

sales@philipboothesq.com
www.philipboothesq.com

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Offered with no onward chain, a well-presented 2-bedroom semi-detached home with far-reaching views across the rolling Chiltern hills. Offering a spacious kitchen/breakfast room, a sitting room and a generous rear garden. With Waitrose, the Market Square and central Henley being approximately 0.5 miles away the property is currently a successful holiday let and also offers potential to extend and create off-road parking, subject to permissions.

2 1 1 C

Council Tax Band:





ACCOMMODATION
The front door opens into an entrance hall, with the staircase leading to the first floor. A door opens into the the light and spacious sitting room with engineered wood flooring and a chimney breast with a gas fire, currently arranged with a decorative log display. There is a useful deep under stairs storage cupboard.

The kitchen breakfast room is fitted with a good range of fitted wall and base units with granite work surfaces over including a peninsular. There is an integrated dishwasher, space for an American-style fridge/freezer and space for a Rangemaster-style oven. French doors open directly onto the rear terrace and garden.

Stairs lead to the first floor with views over rolling hills from the landing window. The airing cupboard houses the gas fired boiler and plumbing for a washing machine.

There are two generous double bedrooms, both of which overlook the rear garden.

The bathroom is fitted with a white suite comprising a panel-enclosed bath with shower over, a pedestal wash basin and low-level w.c., with ceramic tiled walls and flooring.

All the windows are double-glazed UPVC, while gas-fired central heating is installed throughout.

Outside
The rear garden is a particularly appealing feature. A paved terrace adjoining the house provides space for outside dining, with steps rising to a generous area of lawn. The garden is enclosed by fencing and mature hedging, with established trees providing a pleasantly green backdrop. A pathway to the side of the house provides access between the front and rear.

LOCATION
Living in Crisp Road
Crisp Road is located 0.5 miles from the town centre, with the River Thames and railway station, being just a 10 minute walk away.

Henley has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a cinema, a 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 access to London, Heathrow, West Country and Midlands. Henley Station has direct links with London Paddington 55 minutes (via Twyford
Crossrail). There are regular bus services to the larger towns of Reading and High Wycombe, via Marlow.

Schools
Primary Schools - Badgemore Primary School (Ofsted - Good)
Secondary Schools - Gillotts School (Ofsted - Outstanding)
Sixth Form - The Henley College
Private - St Marys School, Rupert House School.
Buses operate to the larger private Schools in Shiplake, Reading and Abingdon.

Leisure
River pursuits include rowing and Kayaking. The world famous Royal Regatta takes place in July followed by the Henley Festival of Arts. Rewind Festival in August. Marina facilities at Harleyford and Wargrave. Golf at Henley Golf Club, Badgemore Park Golf Club. Other sports clubs include, Rugby, Hockey, Football

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

Phyllis Court country club is situated on the river and is a great place to socialise.

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















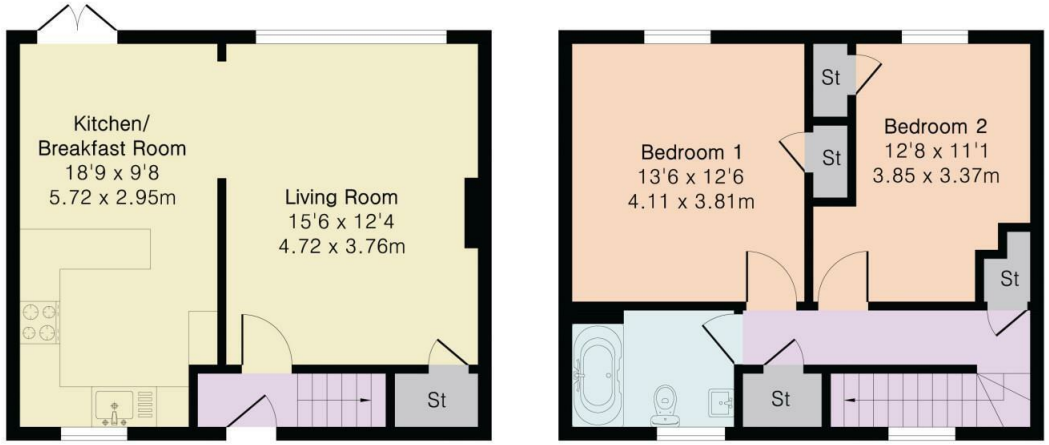




Approximate Gross Internal Area 842 sq ft - 78 sq m

Ground Floor Area 421 sq ft – 39 sq m

First Floor Area 421 sq ft – 39 sq m



Ground Floor

First Floor

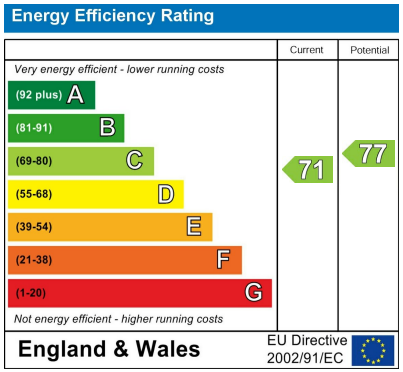


Directions

From the central traffic lights in Henley town centre, continue through the market square and follow the road to the rear of the town hall, into Kings Road. Continue for approx 1/4 of a mile, just after the mini roundabout and turn left into Mount View. Continue for approx 400 yards and turn left into Crisp Road. Number 57 will be found after the junction with Hop Gardens, on the left 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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