



PHILIP  
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## 73 The Close, Henley-On-Thames, Oxon, RG9 1SR

£475,000

- Quiet cul-de-sac location
- Just 0.5 miles to the Market Place
- 2 reception rooms
- No onward chain
- 2-bedroom terraced home
- Bright living room with French doors
- Built-in wardrobes to the main bedroom
- Driveway parking
- South-facing, low-maintenance garden
- Boarded loft with potential to convert

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# 73 The Close, Henley-On-Thames RG9 1SR

Offered for sale with no onward chain - Tucked away in a peaceful cul-de-sac, this well-presented 2-bedroom terraced property benefitting from 2 reception rooms, driveway parking and a south-facing garden. Potential to convert the loft (STPP). Ideally located being just a short 0.5-mile walk from Henley town centre and close to good schools.



Council Tax Band: D



## ACCOMMODATION

Steps lead down to a covered porch with a useful storage cupboard.

The entrance hall has stairs to the first floor with useful storage under.

The dining room, which was formerly the garage now provides excellent additional reception space with a window to the front.

To the rear, the bright living room benefits from a ornamental fireplace and double-glazed French doors opening directly onto the garden, flooding the space with natural light. There is also a bespoke bookcase.

The kitchen is fitted with a range of wall and base units with work surfaces and tiled splash backs, and a stainless steel sink unit with drainer. There is space and plumbing for a washer/dryer and dishwasher, as well as space for an oven. A glazed wooden door opens to the rear garden.

To the first floor there is a galleried landing with access to the large, fully boarded loft space, with a pull-down ladder, which could be converted subject to relevant permissions. The airing cupboard houses a Worcester gas fired combination boiler, installed June 2025 with a 10 year guarantee.

Bedroom 1 has a rear aspect with fitted wardrobes.

Bedroom 2 has a rear aspect.

The high-end Villeroy and Boch bathroom comprises a panel-enclosed bath with shower over and glass screen, a pedestal wash hand basin with mixer taps, a low-level w.c., electric heated towel rail and a frosted window to the front. Fittings are Hansgrohe.

## Outside

The south-facing low maintenance rear garden is fully paved with honey coloured York stone with flower borders, enclosed by wooden panel fencing to either side and a metal fence to the rear. A gate leads to a pathway running along the terrace, providing convenient access to the front of the property.

To the front of the property there is a private parking on the drive and a mature rose border.

## LOCATION

Living in The Close

'The Close' is a quiet residential no-through road located off Greys Road and only half a mile from the town centre and train station and opposite the Makins Recreation Playground. Our client advises that it has a strong sense of community.

"Takhar Food and Wine" convenience store is located just around the corner on Greys Road.

Henley town centre has a Waitrose supermarket, independent shops and boutiques. A 3-screen cinema, the Kenton theatre and the Old Fire Station Gallery.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station has links with London Paddington via Twyford for the TfL Elizabeth Line (Crossrail) 55 minutes.

Reading - 8 miles;

Maidenhead M4 Junction 8/9 - 10 miles;

London Heathrow - 25 miles;

London West End - 36 miles

## Schools

Primary Schools - Trinity Primary, Sacred Heart Catholic Primary school

Secondary Schools - Gillotts School

Sixth Form - The Henley College

Prep schools include St Mary's School and Rupert House School

N.B School buses operate in the town centre to Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading, Cranford House, Abingdon Boys School and St Helen and St Katharine Abingdon.

## Leisure

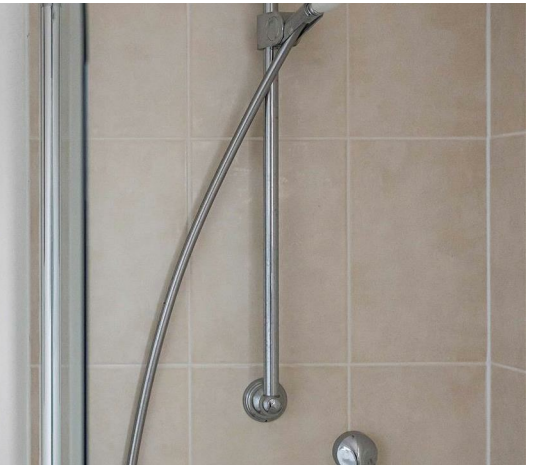
River pursuits and the world famous Royal Regatta. Henley Festival of Arts. Marina facilities at Harleyford and Wargrave. Henley Golf Club, Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty. Henley Leisure Centre is located near Gillotts School and provides an indoor swimming pool, gym and exercise studios.

Local Authority - South Oxfordshire District Council

Council Tax - Band D

Services - Mains water, drainage and electricity, superfast and fibre-optic to the door via Zzoomm available. Mains gas central heating.

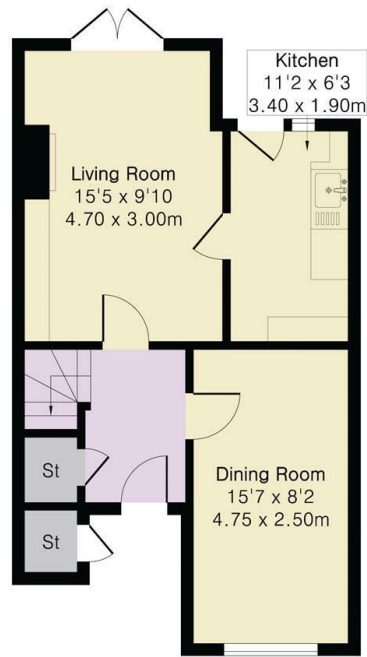




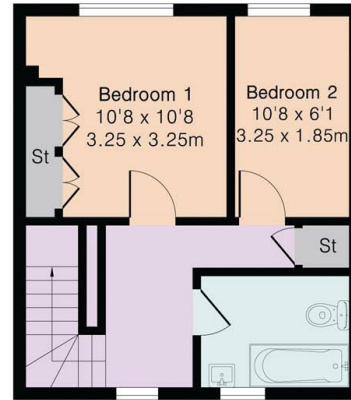
**Approximate Gross Internal Area 789 sq ft - 73 sq m**

Ground Floor Area 451 sq ft – 42 sq m

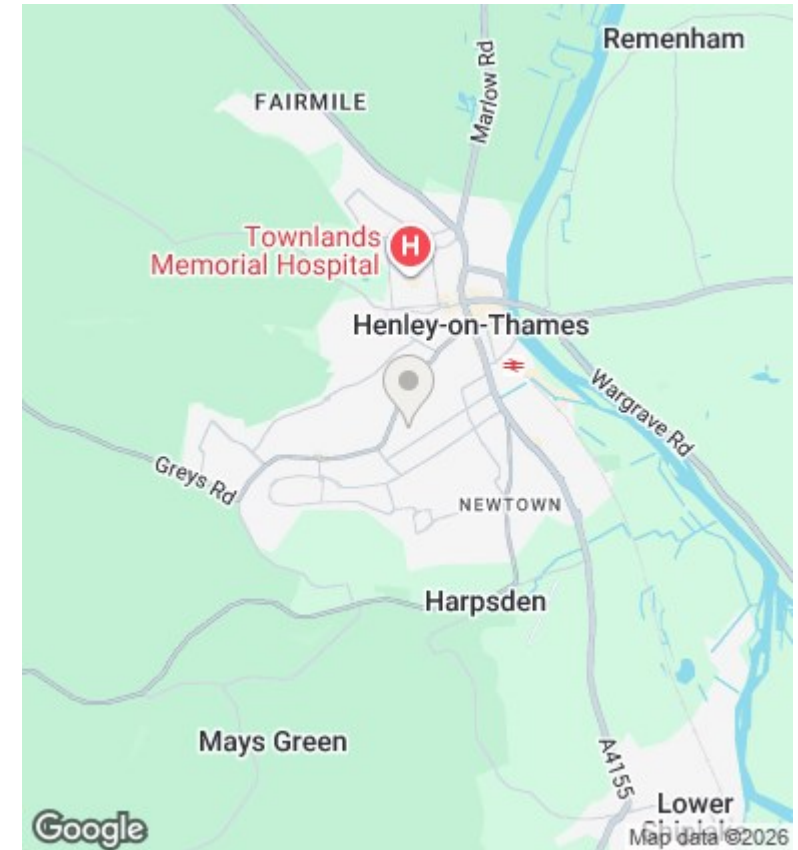
First Floor Area 338 sq ft – 31 sq m



Ground Floor



First Floor



**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 up the hill passing the Saracens Head pub. Just past the pedestrian crossing turn left into The Close. where the property will be found on the right hand side, behind the central green.

**Viewings**

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	