PHILIP BOOTH ESQ.

207 Greys Road, Henley-On-Thames, RG9 1SP

£750,000

- A 3-bedroom detached bungalow
- Study
- Bathroom and cloakroom
- No onward chain
- Sitting room with fireplace
- Fitted kitchen with door to garden
- Beautiful rear garden
- Dining room with sliding doors to the garden
- Separate utility room
- Off-road parking and garage

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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Offered with no onward chain - Conveniently located approx 0.5 miles from Henley town centre and railway station. A much loved detached 3-bedroom single storey home offering the opportunity to modernise and extend (STPP). Benefitting from a fabulous southerly facing rear garden, a garage and ample off-road parking.

3 1 3 E

Council Tax Band: E

ACCOMMODATION

A covered entrance porch and quarry tiled step leads to the timber front door which opens into the entrance hall, with a picture window to the front and a storage cupboard.

The light and spacious reception room has a dual aspect with a picture window to the front, a stone fireplace with mantelpiece housing a coal effect gas fire. An opening leads through to the dining room with sliding patio doors opening to the rear garden.

The kitchen has a rear aspect and a good range of fitted wall and base units with worksurfaces over, a 1 1/2 bowl sink unit and space for a cooker. A glazed door opens to outside.

Bedroom 1 is a double bedroom with a front aspect.
Bedroom 2 is a small double with a rear aspect.

The bathroom has a grey coloured suite comprising a w.c., a wash hand basin, a panelled bath with an electric shower and part-tiled walls.

A door opens from the dining room to an inner hall, with a a door to the garden. The cloakroom has a w.c. and wash hand basin.

The utility room has plumbing for a washing machine and an internal door into the garage.

The study has a window overlooking the garden and a storage cupboard.

Bedroom 3 is a small double with a window overlooking the garden and a fitted wardrobe.

Outside

A particular feature of the property is the southerly facing private rear garden with steps down to an extensive patio terrace and a lawn, with mature trees and shrub borders and is enclosed by panel fencing which mark the boundaries.

To the front there is off-road parking for 4 cars on the drive, which also provides access to the garage, which has an up and over garage door.

LOCATION

Living in Greys Road

Greys Road is an established residential road with 207 Greys Road being approximately 0.5 miles from the town centre and railway station, which is just a 10 minute walk away.

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 links with London Paddington via Twyford which is also a TfL Elizabeth Line station.

Reading – 7 miles
Maidenhead M4 Junction 8/9 – 11 miles
London Heathrow – 25 miles
London West End – 36 miles

Local Schools

Primary Schools – Trinity Primary (in catchment), Sacred Heart Primary
Secondary Schools – Gillotts School
Sixth Form – The Henley College
Private Prep schools – St Mary's School, Rupert House School,

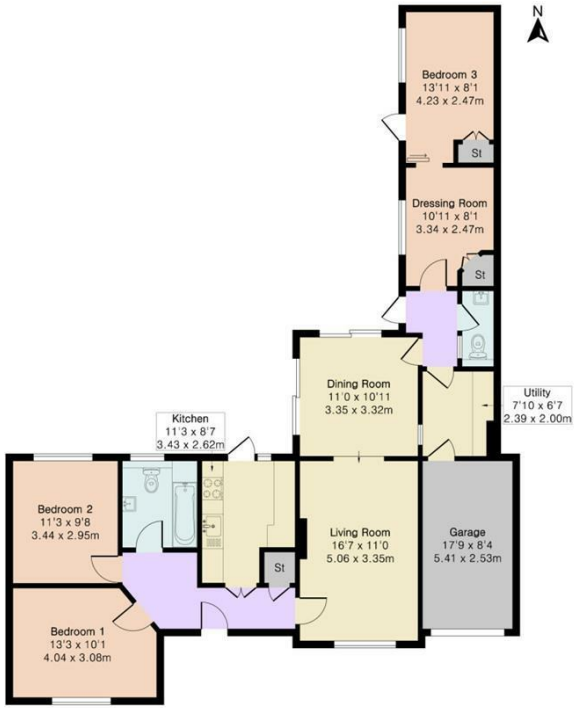
Leisure
There are many local rowing clubs along the river. In addition there are canoe clubs and a sailing club at Wargrave. The world famous Henley Royal Regatta takes place in July followed by the Henley Festival of Arts. The Rewind Festival takes place by the river in August. Mooring and Marina facilities 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, a designated area of outstanding natural beauty.

Tenure – Freehold
Local Authority - South Oxfordshire District Council
Council Tax - Band E
Services - All mains services and gas central heating

Approximate Gross Internal Area 1276 sq ft - 119 sq m
(Including Garage)



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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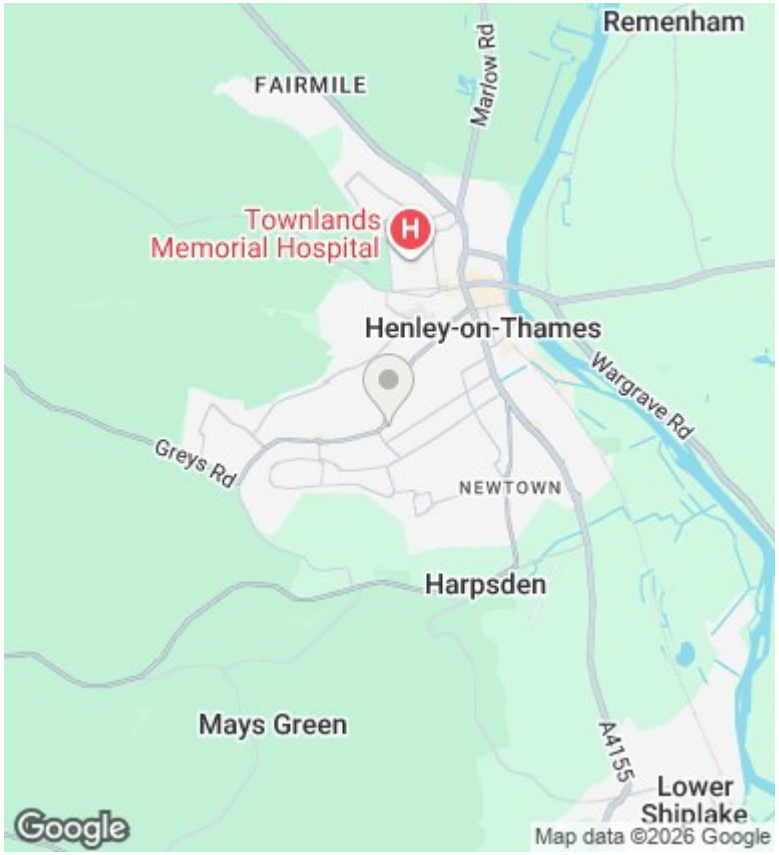

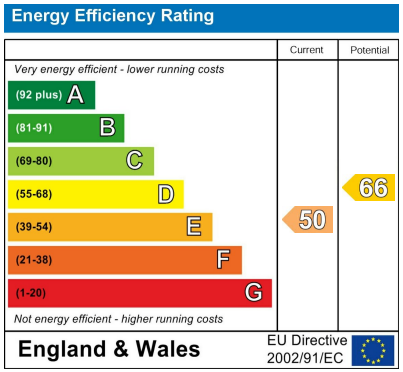

Directions

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 and continue past Albert Road, and up the hill passing the Saracens Head pub on the left. 207 Greys Road will be found on the left, just before Green Lane.

Viewings

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

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