PHILIP BOOTH ESQ.







# 31 Niagara Road, Henley-On-Thames, Oxon, RG9 1EB

£575,000

- Charming 3-bedroom semi-detached 1930s home
- Kitchen-breakfast room with separate utility room
- Delightful covered porch overlooking rear garden
- Attractive sitting room with high-efficiency wood burning stove
- Potential to extend (subject to planning)
- Private gated side access
- Beautifully kept cottage garden with several seating areas
- First floor shower bathroom with high-end fittings
- Excellent proximity to station, schools and town centre amenities

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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# 31 Niagara Road, Henley-On-Thames RG9 1EB

An attractive 3-bedroom semi-detached house in a quiet residential location, a short walk from Henley town centre, the railway station and amenities. Featuring a spectacular south-facing well-stocked cottage garden, a covered rear porch seating area, a kitchen / dining room, a large sitting room with a wood-burning stove. Upstairs there are 2 double bedrooms and a single, with a tastefully refurbished shower bathroom. EPC - D

3 1 2 D

Council Tax Band: D





**ACCOMMODATION**
The front elevation is a classic 1930s frontage, with a gated entrance, mature shrubs in the front garden, and a leafy pathway at the side to the rear of the house. The house retains its original 1930s character, featuring original picture-rails, and authentic character fireplaces in the main bedrooms.

Steps lead up to a part-glazed wooden front door which opens into the hall, with carpeted stairs to the first floor and a door to the living room.

There are original wooden floor boards and many original 1930s features throughout. The bright living room enjoys a wide bay window to the front, and a Dean Stoves Dartmoor 5 Eco wood burning stove with slate hearth.

The kitchen is a bespoke 'unfitted' Artisan Kitchen - features an antique piece converted into a custom unit with a stainless steel sink and tiled top, complemented by thick solid oak counter and open shelving. The stainless steel sink is inset to the tiled worktop. The oven recess has space for a free-standing gas or electric cooker. There is space for free-standing under-counter fridge and freezer beneath a wooden worktop. There is space for a dining table beneath a window, with Berber wool carpeting, and a single door to the side of the property. Glazed door with windows to both sides leads out to the covered porch in the garden.

A separate utility room handles the functional appliances and heavy washing up, including a New Boiler (2025): an A-rated Worcester Bosch combi boiler and an under-sink, recently-serviced water softener, which protects the new boiler and plumbing.

Up the Berber-wool carpeted stairs to the first-floor landing with a window to the side. Loft access is provided by a sliding ladder, and the loft is well-insulated.

Bedroom 1 is a spacious double with wooden floorboards and a large bay window to the front. Bedroom 2 is a double bedroom with fitted wardrobes and a window to the rear. Bedroom 3 is a single bedroom, currently in use as a study.

The first-floor shower bathroom features elegant Fired Earth tiles, brushed stainless steel brassware, a recessed wash hand basin, a w.c. and a walk-in shower with rainfall head and separate handset, and a slip-resistant shower tray. The heated towel rail is dual-fuel.

OUTSIDE
The south-facing rear garden is utterly beautiful, designed as a mature and well-loved cottage garden by the current owners, who are passionate gardeners. It is a well-established garden ecosystem providing year-round interest with continuous colour from spring to late autumn via a mix of mature trees, shrubs, climbing roses, bulbs, and self-seeders. These actively attract local birds, pollenators and butterflies.

The garden is best enjoyed from a solid oak-covered porch patio area, creating a sheltered outdoor seating area, and there is useful storage in a log store and a dedicated fire-pit zone.

**LOCATION**
Living in Niagara Road
Niagara Road is a quiet residential road situated just a short level walk from Henley town centre, the railway station and River Thames. There are regular bus services to Reading and High Wycombe with bus stops on Reading Road. Down the road is the 3 Horseshoes Pub - a popular ‘local’ with an attractive outdoor space, and rave reviews for its food on TripAdvisor. Across the road is the Reading Road petrol filling station, which acts as a useful convenience store and hosts both a Subway and a bakery concession, and the ever-popular Smarts Fish Bar is only a few minutes' walk away. The Tesco supermarket is roughly 1/4 mile from the property.

Henley also has a Waitrose supermarket and a host of independent shops and boutiques, a 3-screen cinema and an historic theatre.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station is about an 8 minute walk away, and has direct links with London Paddington (via Twyford Crossrail / Elizabeth Line) 55 minutes.

Reading - 8 miles; Maidenhead M4 Junction 8/9 - 10 miles; Stokenchurch M40 Junction 5 - 13 miles; London Heathrow - 25 miles; London West End - 36 miles

Schools
Primary Schools - Trinity Primary, Sacred Heart Catholic Primary school
Secondary School - Gillotts School
Sixth Form - The Henley College
Prep school - Rupert House School

School buses operate to Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Cranford House, Abingdon Boys School and St Helen & St Katharine.

Leisure
Henley has vibrant sporting and member clubs, including Henley Hawks Rugby Club, Hockey for all ages, Football, Henley Cricket Club, and Phyllis Court Club. River pursuits include the Henley sailing club, local canoe clubs and various rowing clubs with the world-famous Henley Royal Regatta taking place each summer. There are marina facilities at Hambleden and Wargrave. There are several golf clubs including Henley Golf Club, Badgemore Park Golf Club. The Chiltern Hills area of outstanding natural beauty provides superb walking, cycling and horse riding.

Tenure - Freehold
Local Authority - South Oxfordshire District Council
Council Tax - Band D
Services - Mains Gas, Electric, Water, Sewage
Broadband - FTTP up to 2GB download via Zzoomm











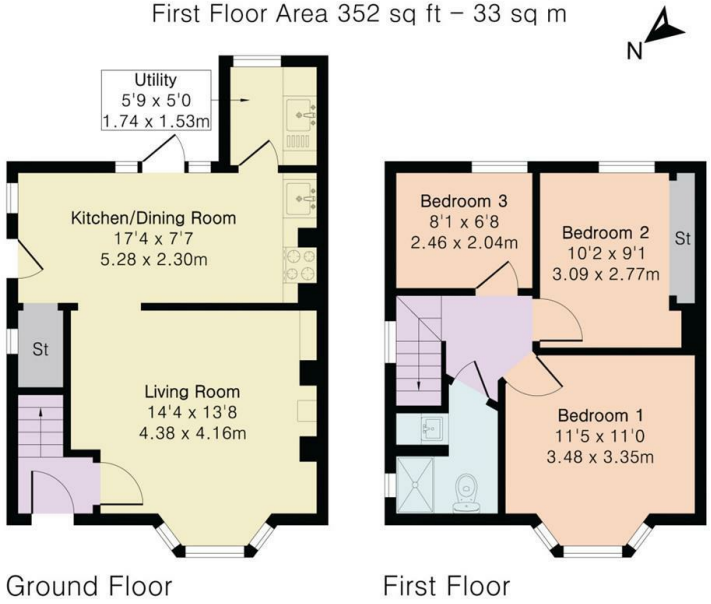








**Approximate Gross Internal Area 735 sq ft - 69 sq m**
Ground Floor Area 383 sq ft – 36 sq m
First Floor Area 352 sq ft – 33 sq m




PINKPLAN

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.

PHILIP BOOTH ESQ.

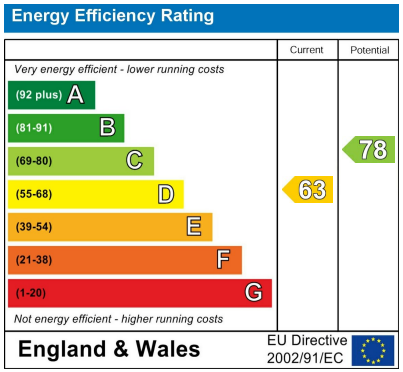



## Directions

From Station Road turn left on to the Reading Road. Continue over the mini-roundabout passing The Three Horseshoes pub. Take the 2nd turning on the right into Niagara Road and you will find the property 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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