



## 41 Harpsden Road, Henley-On-Thames, RG9 1EE

Offers In Excess Of £500,000

- Recently modernised 2-bedroom Victorian home.
- Modern kitchen with new stable door to garden
- New Worcester Bosch boiler (2023)
- No onward chain
- Open-plan reception room
- Bathroom with newly fitted windows
- Walled rear garden
- Sitting area with cast iron fireplace
- 2 double bedrooms
- Large shed with access to rear alley

# 41 Harpsden Road, Henley-On-Thames RG9 1EE

Offered with no onward chain - A beautifully presented and well-proportioned 2-bedroom, bay-fronted Victorian terraced home, which has many original features including fireplaces and been updated in recent years including a new gas fired boiler and some replacement windows and doors. Benefitting from a private rear garden with a large shed providing rear access to the rear alleyway.



Council Tax Band: C



## ACCOMMODATION

A 'two tone' diamond pattern tiled path leads to the part-glazed front door with a stained glass window and ornate decoration above.

The open-plan reception room has a sitting area and dining area. The sitting area has a front aspect with a bay window and plantation shutters, a working fireplace with a decorative cast-iron fireplace. The dining area features a fireplace and a rear aspect window. There is further creative storage under the stairs, original pine flooring and a high ceiling with two pendant light fittings.

The kitchen has a range of shaker-style wall and base units with wood effect laminate worktops over and a tiled splashback with an inset 1 & 1/2 bowl single drainer sink unit. There is space for a washer-dryer and a larder style fridge freezer. A large sash window overlooks the side return. Built-in appliances include an electric 4 ring ceramic hob and an electric oven under, ceramic tiled floor and a new stable door to outside.

The family bathroom has a white suite comprising a panelled bath with shower screen and tiled splashback, a low level w.c., a free standing style wash hand basin with cupboard under with replacement windows with obscure glass.

Stairs lead up to the landing with access to the loft, which is fully boarded with a sub-floor.

Bedroom 1 has a front aspect with a sash window, and a radiator under, fitted wardrobes sit on either side of a decorative cast-iron fireplace.

Bedroom 2 has a rear aspect with a window overlooking the garden. There is a radiator and a decorative cast-iron fireplace and a cupboard over the stairs housing the recently installed Worcester Bosch gas fired boiler.

## Outside

To the rear there is an enclosed private walled garden making it child and pet friendly. The garden is low maintenance with stone chippings and stepping stones with raised shrubs beds to each side. At the bottom of the garden there is a large timber shed with double doors to the front and rear allowing access to the rear alleyway leading out onto Boston Road.

## LOCATION

### Living in Harpsden Road

Harpsden Road is situated just south of Henley town centre and approximately 1/2 a mile from Henley railway station and 0.7 miles from Mill Meadows with riverside walks towards Shiplake. Local landmarks include Drawback Hill and Harpsden Woods, which also provide country walks.

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 (via Twyford Crossrail) 55 minutes.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 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 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 C

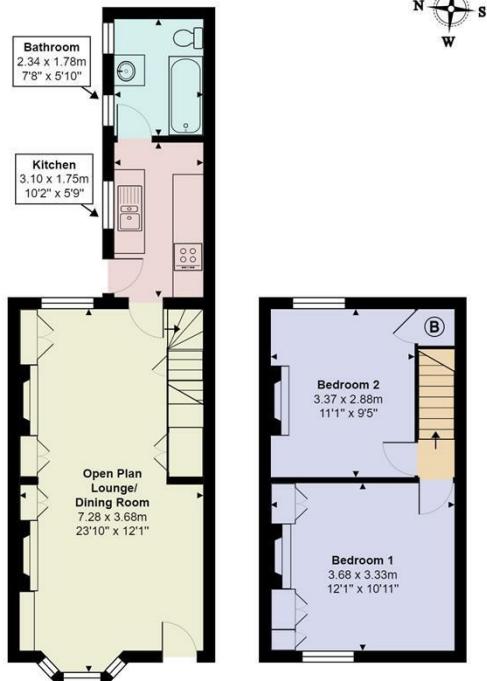
Services - Mains water, gas, drainage and electricity





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Approx. Total Area: 61.3 m<sup>2</sup> ... 660 ft<sup>2</sup>



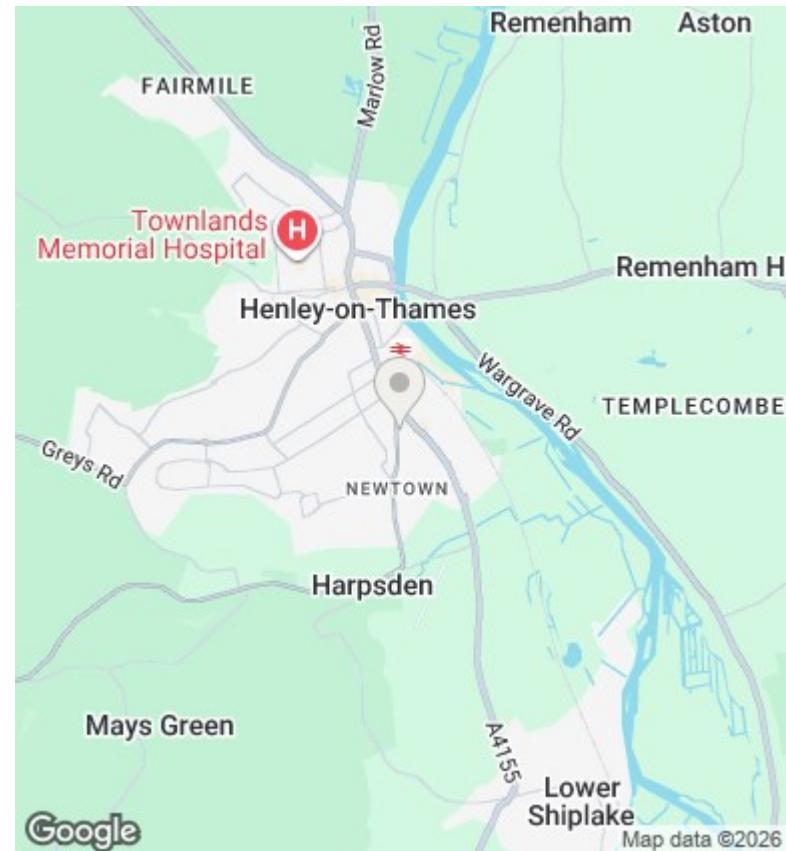
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

## Directions

From our office in Station Road, turn left at the traffic lights into Reading Road. At the mini roundabout turn right into Harpsden Road. The property will be found on the left hand side just before Boston Road.

## 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) A		
(81-91) B		80
(69-80) C		
(55-68) D		55
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC