PHILIP BOOTH ESQ.

28 Gainsborough Road, Henley-On-Thames, Oxon, RG9 1SU

£550,000

- A 4-bedroom semi-detached home
- Sitting room with a fireplace
- Large loft suitable for conversion
- No onward chain
- Entrance hall
- Extended kitchen and dining room
- Private rear garden
- Cloakroom
- First floor bathroom
- Off-road parking

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

sales@philipboothesq.com
www.philipboothesq.com

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A spacious 4-bedroom semi-detached family home, situated approximately half a mile from Henley town centre and railway station. The property has been extended to the rear, has a modern kitchen and bathroom and has a large loft suitable for conversion. Benefitting from a good-size private rear garden and off-road parking to the front. No onward chain.

4 1 1 D

Council Tax Band: D

ACCOMMODATION
The front door opens to a welcoming and spacious entrance hall, with stairs leading to the first floor.

The cloakroom has a modern white suite comprising a wash hand basin and a w.c.

The modern kitchen dining room has a range of Shaker style wall and base units with work surfaces over, two sinks each with mixer taps and with metro tiled splashbacks. A built-in electric oven, microwave, a gas hob and an extractor hood over. There is plumbing for a washing machine and a dishwasher and space for a fridge freezer, and a door to outside. The property has been extended, creating a more open plan dining area with doors opening to the rear garden.

The sitting room has a front aspect with a traditional cast iron fireplace and fitted shelving within the chimney recess.

Stairs lead from the entrance hall to the first floor landing.

Bedroom 1 is a large double bedroom with a rear aspect.

Bedroom 2 is a double bedroom with a front aspect.

Bedroom 3 is a small double bedroom having a front aspect with a fitted wardrobe.

Bedroom 4 is single bedroom with a dual aspect.

The family bathroom comprises a panel enclosed bath with a mixer tap with hand-held shower, a separate shower cubicle, a pedestal wash-hand basin, low level w.c. and a wall retractable drying racks.

Outside
Doors open onto the extensive patio, perfect for al fresco dining. The remainder of the garden is laid to lawn with wooden panelled fencing marks the boundaries. There is a timber shed and established trees and hedges provide a degree of privacy.

LOCATION
Living in Gainsborough Road
Gainsborough Road is a quiet residential road 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 direct links with London Paddington via Twyford on the TfL Elizabeth Line.

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

Schools
Primary Schools –Valley Road Primary, 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.

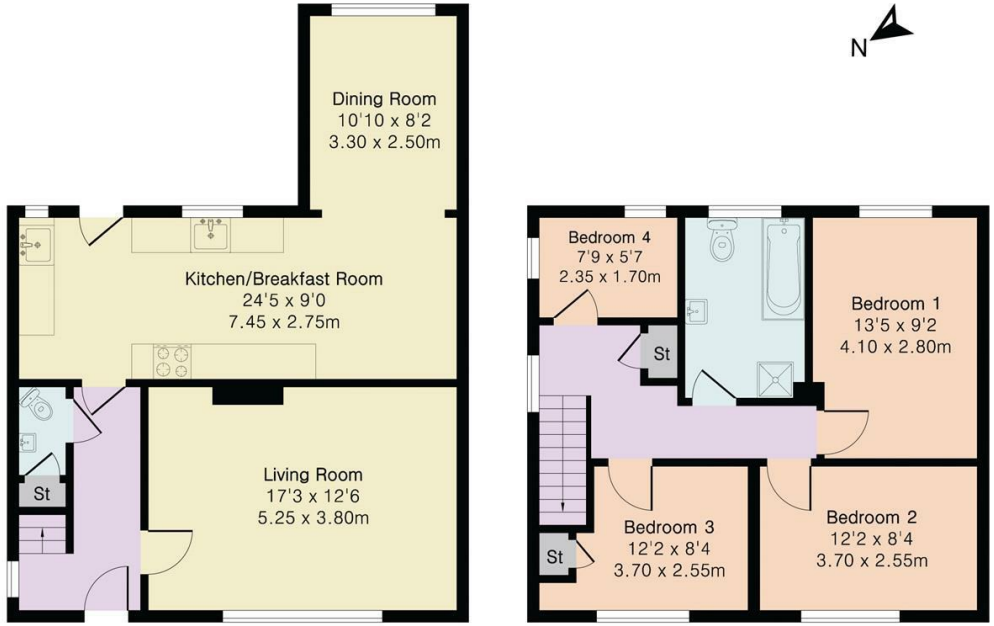
There is superb walking, cycling and riding in the Chiltern Hills, an designated area of outstanding natural beauty.

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

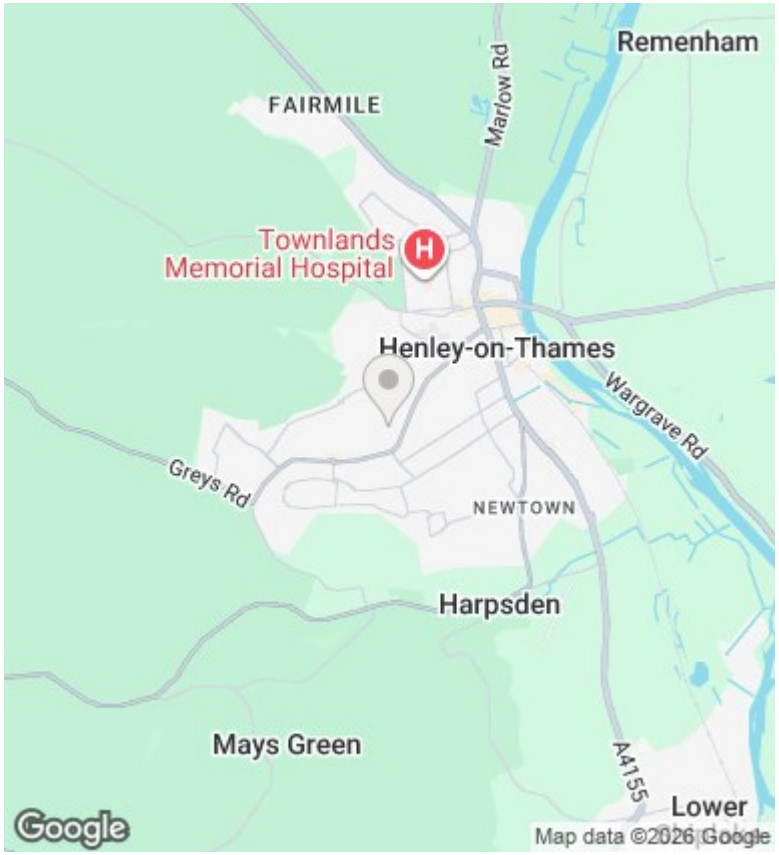
Approximate Gross Internal Area 1164 sq ft - 108 sq m

Ground Floor Area 628 sq ft – 58 sq m

First Floor Area 536 sq ft – 50 sq m



Ground Floor First Floor

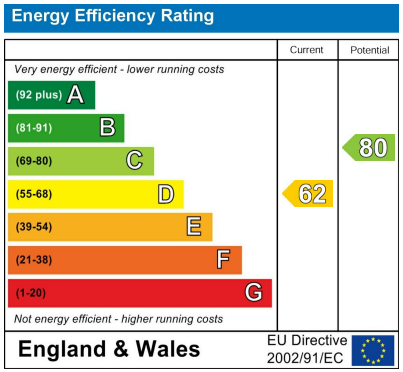


Directions

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 continue up the hill passing the Saracens Head pub on the left. After approx 1/4 of a mile turn right into Gainsborough Road. The property will be found on the right 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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