PHILIP BOOTH ESQ.

6 The Close, Henley-On-Thames, Oxon, RG9 1SR

£300,000

- A 1-bedroom bungalow
- Fitted kitchen with door to garden
- Bathroom with white suite
- Timber shed with power
- Close to shop and recreation ground
- Sitting room with a fireplace
- Double bedroom
- Private rear garden
- 0.5 miles from Henley centre
- No onward chain

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

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6 The Close, Henley-On-Thames RG9 1SR

Offered for sale with no onward chain - Tucked away in a peaceful cul-de-sac a 1-bedroom mid-terraced bungalow with a private rear garden. Potential to convert the loft (STPP). Ideally located being just a short 0.5-mile walk from Henley town centre and railway station.

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Council Tax Band: B

ACCOMMODATION

Shallow steps from the pavement lead to the front door with a storage cupboard just outside.

The sitting room has a large picture window to the rear aspect with an outlook over the rear garden and a fireplace housing an electric fire.

The kitchen has a range of wall and base units with work surfaces and an electric Neff oven and gas hob with extractor over. There is plumbing for a washing machine and a glazed door opening to the rear garden. The kitchen also houses a gas combination boiler.

Bedroom 1 is a double bedroom with a front aspect.

The bathroom has a frosted window to the front, a panel enclosed bath with a shower over, tiled walls and a shower screen. There is a hand wash basin, low level w.c. and laminate flooring. There is a shaver point above the basin.

Agents note: the property benefits from having a large loft space. We are aware that similar properties in the area have converted their loft to create additional accommodation.

Outside

The westerly-facing enclosed rear garden with panel fencing marking the boundaries and a pedestrian gate to the rear.

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.

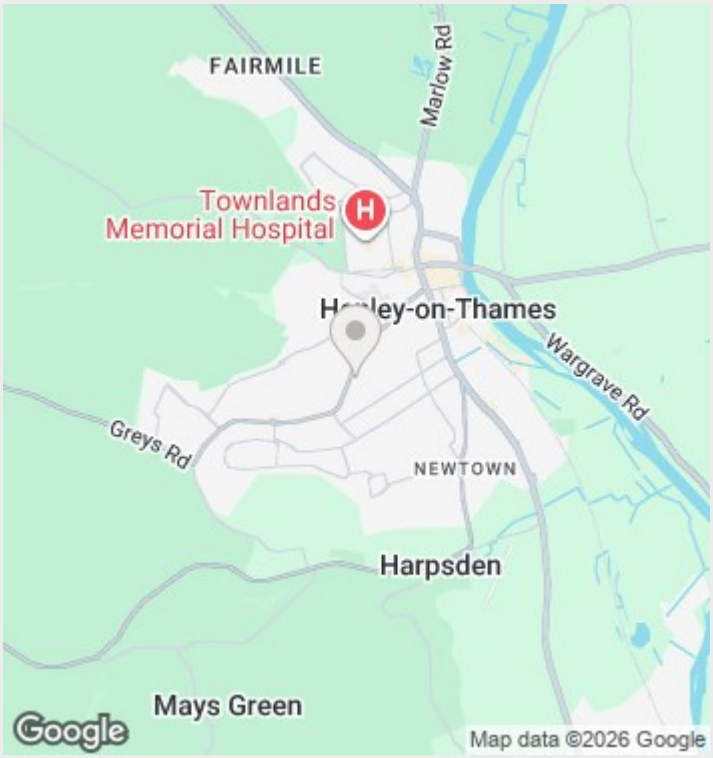
The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station has links with London Paddington via Twyford for the TfL Elizabeth Line (Crossrail) 55 minutes.
Reading - 8 miles;
Maidenhead M4 Junction 8/9 - 10 miles;
London Heathrow - 25 miles;
London West End - 36 miles

Schools
Primary Schools - Trinity Primary, Sacred Heart Catholic Primary school
Secondary Schools - Gillotts School (Ofsted Outstanding)
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 B
Services - Mains water, drainage and electricity, superfast and fibre-optic to the door via Zzoomm, broadband available. Mains gas central heating.
NB. The property is unfurnished. Photos showing CGI furniture is for illustrative purposes only



Directions

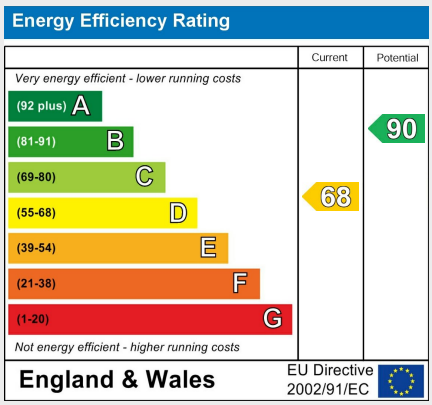
From our offices in Station Road, turn right at the traffic lights with the junction with Reading Road, towards the town centre. Turn left into Greys Road. Continue past Albert Road, and up the hill passing the Saracens Head pub. Just past the pedestrian crossing turn left into The Close. The property will be found on the right-hand side.

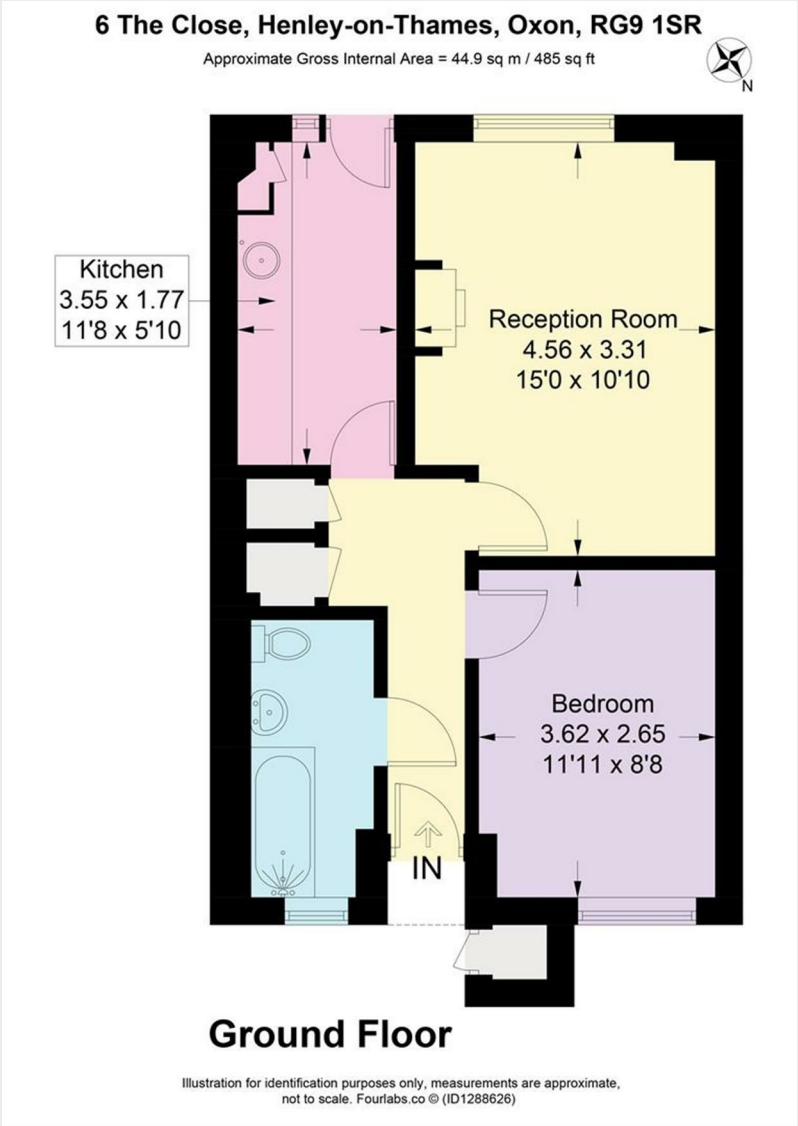
Viewings

Viewings by arrangement only. Call 01491 876544 to make an appointment.

EPC Rating:

D





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