



## 30 Tilebarn Close, Henley-On-Thames, Oxon, RG9 1US

£295,000

- A refurbished 2-bedroom flat
- New fitted kitchen with appliances
- Access to a partially boarded loft space
- Electric heating
- 2nd floor with countryside views
- New modern bathroom suite
- 1 allocated parking space
- Non onward chain
- Newly carpeted throughout
- Approx 0.5 miles to the town centre

## 30 Tilebarn Close, Henley-On-Thames RG9 1US

Offered with no onward chain - A recently refurbished 2-bedroom flat located on the 2nd floor of this purpose built development, benefitting from lovely views the communal grounds, mature trees and fields beyond. Having recently been modernised including a new kitchen with built-in appliances and modern fitted bathroom and has new carpets throughout. There are well tended communal gardens and an allocated parking space.



Council Tax Band: D



## ACCOMMODATION

A communal front door with secure entry system opens to the communal entrance hall with stairs up to the second floor.

A private front door opens in to the entrance hall with a new carpet, a storage cupboard housing the hot water tank and access to the partially boarded loft via a drop-down ladder.

The reception room has a dual aspect with a bay window, suitable for a dining table and overlooking the communal gardens with mature trees and fields beyond.

The kitchen has been fitted with good range of new wall and base units with wood effect work-tops over and 'metro' style wall tiles and a built-in oven with ceramic hob and hood over. Appliances include a washer dryer and a freestanding fridge-freezer. A single drainer stainless steel sink and mixer tap sits beneath a window overlooking the rear gardens.

Bedroom 1 is a double with a new carpet and a rear aspect

Bedroom 2 is a single bedroom with fitted wardrobes and a new carpet.

The recently fitted bathroom has a new white suite comprising a panelled bath with stylish over-sized ceramic wall tiles, low level w.c., a pedestal wash-hand basin and a heated towel rail.

## Outside

There are well tended communal gardens with mature trees and hedges. The flat benefits from having an allocated car parking space. In addition there are visitors car parking spaces.

## LOCATION

## Living in Tilebarn Close

Tilebarn Close is just off Deanfield Road, a popular residential road situated approximately 1/2 a mile from Henley town centre the railway station. The property is also ideally situated for several Primary schools. Gillotts School is within walking distance and Henley College is close by.

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 55 minutes (via Twyford Crossrail 2018). There are regular bus services to the larger towns of Reading and High Wycombe, via Marlow.

## Schools

Primary Schools - Badgemore

Secondary Schools - Gillotts School

Sixth Form - The Henley College

Private - St Marys School, Rupert House School.

Buses operate to the larger Private Schools in Shiplake, Reading and Abingdon.

## Leisure

River pursuits include Rowing and Kayaking. The world-famous Royal Regatta takes place in July followed by the Henley Festival of Arts. Rewind Festival in August.

Marina facilities at Harleyford and Wargrave; Golf at Henley and Badgemore Park, Rugby, Hockey, Football and Lawn tennis at Henley Tennis Club, located to the rear of Tilebarn Close.

There is superb walking, cycling and riding in the Chiltern Hills, a designated area of outstanding natural beauty. Phyllis Court country club is situated on the river and is a great place to socialise.

Tenure - Leasehold

Lease - 125 years from 01/07/1992

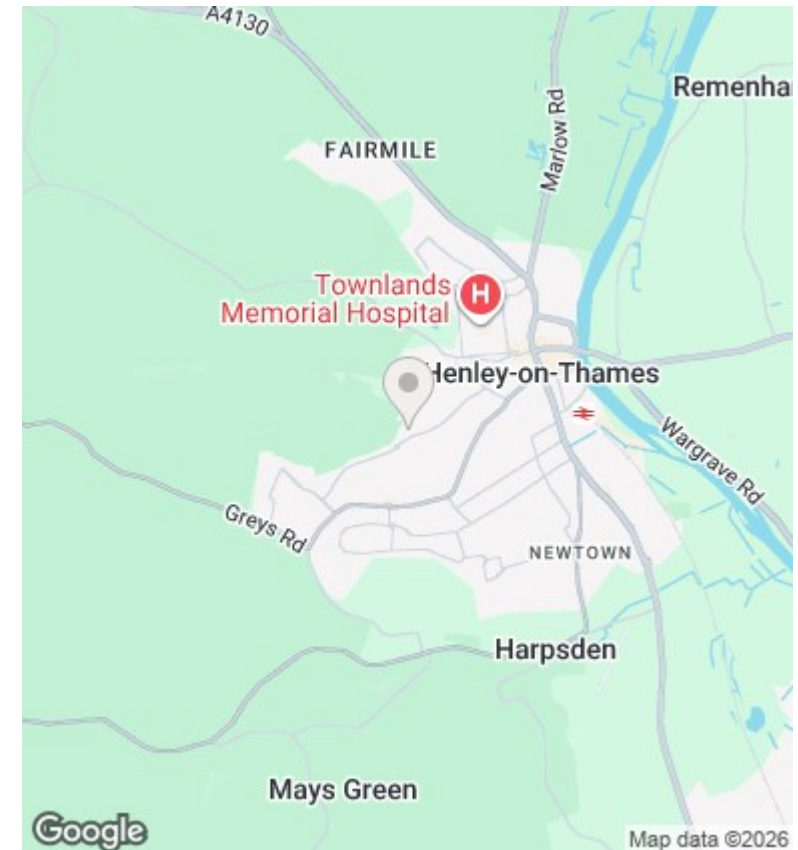
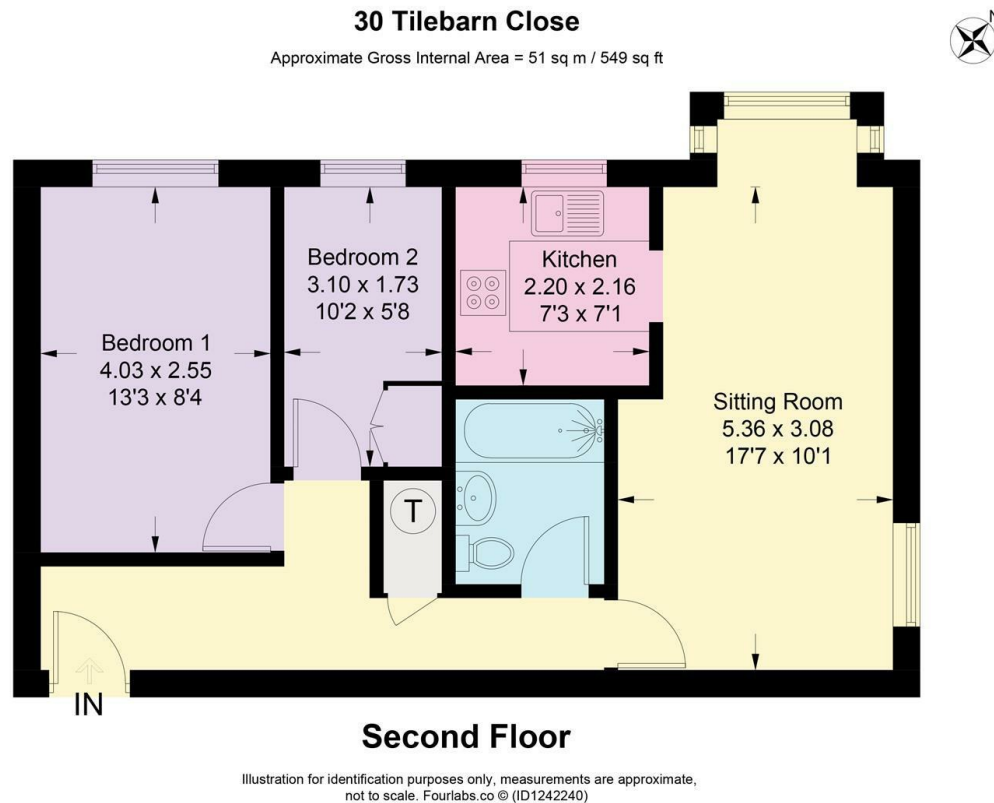
Local Authority - South Oxfordshire District Council

Council Tax - Band D

Broadband - Ultrafast fibre to the premises via Zzoomm







## Directions

From our offices in Station Road, continue to the traffic lights with the junction of Reading road and turn right. Turn left at the next set of traffic lights into Greys Road. After about 300 meters bear right into Deanfield Ave, and opposite Henley College, turn left into Deanfield Road. Continue for approx. 1/4 of a mile turn right into Tilebarn Close and first left, where 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.

| Energy Efficiency Rating                                  |           |           |
|-----------------------------------------------------------|-----------|-----------|
|                                                           | Current   | Potential |
| Very energy efficient - lower running costs               |           |           |
| (92 plus) <b>A</b>                                        |           |           |
| (81-91) <b>B</b>                                          |           | <b>81</b> |
| (69-80) <b>C</b>                                          | <b>75</b> |           |
| (55-68) <b>D</b>                                          |           |           |
| (39-54) <b>E</b>                                          |           |           |
| (21-38) <b>F</b>                                          |           |           |
| (1-20) <b>G</b>                                           |           |           |
| Not energy efficient - higher running costs               |           |           |
| England & Wales<br><small>EU Directive 2002/91/EC</small> |           |           |