



PHILIP  
BOOTH  
ESQ.



## 33a Milton Close, Henley-On-Thames, Oxon, RG9 1UJ

£700,000

- Mid century modern terraced home
- Kitchen breakfast room
- Principal bedroom with en suite w.c
- No onward chain
- Entrance hall & ground floor cloakroom
- Sitting room and conservatory
- Bathroom with bath and shower
- Utility room with sink
- 3 first floor bedrooms
- South facing rear garden

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## 33a Milton Close, Henley-On-Thames RG9 1UJ

A mid-century modern 3-bedroom mid-terraced home, benefitting from a private south-facing rear garden and off-road parking for 2 cars. Kitchen breakfast room, sitting room and conservatory. Tucked away in a peaceful cul-de-sac, just a few minutes' walk from Henley town centre. No onward chain.



Council Tax Band: E



## **ACCOMMODATION**

The gravel and brick paved driveway leads to the part-glazed front door, which opens into the entrance lobby, which in turn opens into the entrance hall.

The cloakroom comprises a w.c and wash hand basin.

A door opens into the utility room with a sink unit and plumbing for a washing machine.

The kitchen breakfast room has a window to the front and a good range of fitted wall and base units with work surfaces, an inset stainless steel sink unit with mixer tap and a 'filtered water tap' and a tiled splash-back. Fitted appliances include an electric double oven, a gas hob with an extractor fan above, a fridge/freezer, ceramic tiled floor and recessed spotlights in the ceiling.

The spacious sitting room has a rear aspect, an Adam style fireplace with marble slips and hearth. Glazed french doors open into the conservatory, which has double doors opening in to the south facing rear garden. Stairs leads to the first floor.

The first floor landing has a cupboard housing the gas fired central heating boiler.

Bedroom 1 has a front aspect with French doors opening to a balcony, built-in wardrobes and a door to an en suite, with wash basin and w.c.

Bedroom 2 has a rear aspect and built-in wardrobes.

Bedroom 3 has a rear aspect and a built-in wardrobe.

The bathroom has a white suite comprising a panel enclosed bath with a shower mixer tap, a fully tiled shower cubicle, a wash hand basin and a low level w.c.

## **Outside**

To the rear there is an enclosed private landscaped rear garden, which has a raised sun terrace, astroturf lawn with gravel edging and a small timber shed.

## **LOCATION**

### **Living in Milton Close**

Milton Close is a popular residential road conveniently situated approximately 0.25 miles from Henley town centre and 0.5 miles from the railway station. The property is also ideally situated for several good 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 TfL Elizabeth Line). There are regular bus services to the larger towns of Reading and High Wycombe, via Marlow.

### **Schools**

Primary Schools - Badgemore, Sacred Heart and Valley Road

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

The world-famous Royal Regatta takes place in July followed by the Henley Festival of Arts. Rewind Festival in August and Henley Literary Festival in September.

River pursuits include rowing, kayaking and sailing. Marina facilities at Harleyford and Wargrave; Golf at Henley Golf Club and Badgemore Park. Sports clubs Rugby, Hockey, Football and Lawn tennis.

There is superb walking, cycling and riding in the Chiltern Hills, a designated area of outstanding natural beauty. The Henley Park Run takes place in Tilebarn Close.

Phyllis Court is a private members country club, situated on the river has a gym and indoor pool and is a great place to socialise.

Tenure – Freehold

Services - All mains services

Broadband - Ultra fast broadband is available via Zoomm

Local Authority - South Oxfordshire District Council

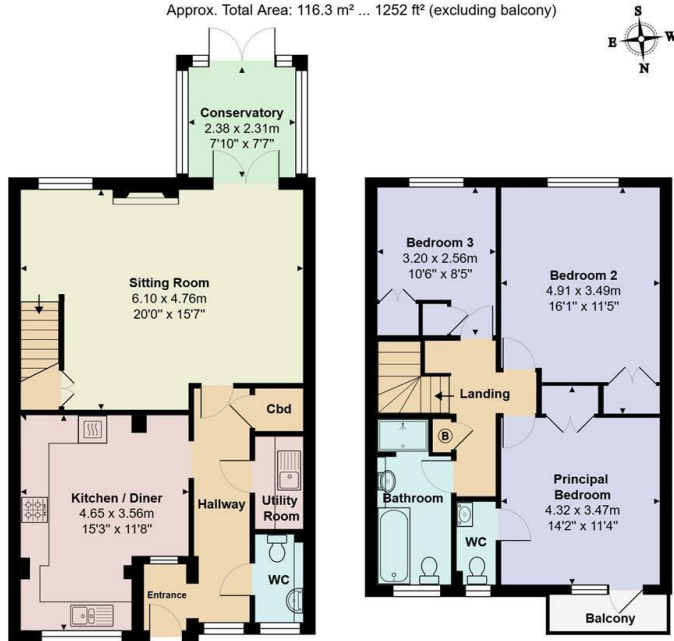
Council Tax - Band E





### Milton Close, Henley on Thames, RG9 1UJ

Approx. Total Area: 116.3 m<sup>2</sup> ... 1252 R<sup>2</sup> (excluding balcony)



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 offices in Station Road turn right at the traffic lights, towards the town centre into Reading Road. At the next set of traffic lights turn left into Greys Road. Continue past the entrance to the car park on the right and take the next turning right into Deanfield Avenue. Continue up the hill, passing Henley College on your right, and turn right into Milton Close. 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>67</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	