

## 24 Gravett Close, Henley-On-Thames, Oxon, RG9 1XW

£575,000

- 3-bedroom semi-detached home with pretty views
- Fitted kitchen
- Enclosed rear patio garden
- No onward chain
- Quiet residential location close to local amenities
- Principal bedroom with en suite bathroom
- Integral single garage
- 2 reception rooms
- 2 further bedrooms and a family bathroom
- Off-road parking for 1 car

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

sales@philipboothsq.com  
www.philipboothsq.com

## 24 Gravett Close, Henley-On-Thames RG9 1XW

A 3-bedroom late 20th Century semi-detached home with far reaching views to the rear. Situated in a quiet residential cul-de-sac, only a mile away from Henley town centre. Two reception rooms, principal bedroom with en suite, an enclosed private rear garden, off-road parking and a garage/store. No onward chain.



Council Tax Band: E



## ACCOMMODATION

From the paved driveway, the house has a classic red brick silhouette complete with neat ornamental brickwork. A part-glazed wooden front door leads directly into a draft lobby. A further glazed door opens to reveal a large living room with a window to the front aspect, wood veneer floors and a fitted shelving unit under the stairs.

A staircase is situated at the rear of the living space.

The separate dining room enjoys two double-glazed windows which offer views of the Chilterns to the rear. There is plenty of space for a large dining table, and attractive red-tiled flooring extends to the kitchen.

The space has been well adapted in the kitchen with fitted wall and base units in a wooden shaker style, set into a horseshoe shape. Integrated appliances include a 4-ring electric hob, with an extractor hood over, and a double oven. There is space for a dishwasher, a washing machine and for a free-standing fridge-freezer. Set into a formica work surface there is a large stainless steel sink, and a tiled splashback extends around this well-lit space.

From the sitting room, a carpeted staircase and wooden bannisters lead to the landing, with access to the attic hatch.

Bedroom 1 is a large carpeted double with two well-sized windows overlooking the Chiltern Hills and the local tennis club. Connected is a three-piece shower-room en-suite with a low-level W/C and a corner shower with baby blue tiles.

Bedroom 2 is best suited for a single bed with space for a further desk/study area. A window has a front aspect, and there is a central ceiling light.

Bedroom 3 is another well-proportioned carpeted single with a double-glazed window to the front aspect, with space for fitted wardrobes.

The family bathroom has been renovated over the years and has a modern feel. The tiled room features a low-level W/C, a heated towel rail, as well as a large bath with additional mobility features, and a hand wash sink. The airing cupboard is located to the rear with ample space for drying towels.

The house has a 'Hive' central heating system which manages the gas boiler, and which can be controlled from the living room and via a mobile phone app. The windows are all Double glazed.

## Outside

The single garage is integrally attached to the front of the property and is accessed via the up-and-over garage door.

The rear garden is fully enclosed, with mature shrubs, trees and planting, and with side access for bikes and bins. When cut back and landscaped, this paved garden presents a fantastic opportunity for gardening enthusiasts to create a welcoming outdoor space.

## LOCATION

Living in Gravett Close

Gravett Close is situated to the west of Henley town centre. Henley Station is 1 mile away and there is a regular bus service to Henley with bus stops on Greys Road.

The 'Top Shops' are just a short walk away and offer a 'One Stop' convenience store, a laundrette, a Barber shop, 'Happy Wok' Chinese takeaway, and Herbies Pizza takeaway.

Henley town centre 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 links with London Paddington via Twyford either via the main-line or the TfL Elizabeth Line - Crossrail.

Reading – 7 miles

M Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

#### Schools

Primary Schools – Sacred Heart Primary & Valley Road

Secondary Schools – Gillotts School

Sixth Form – The Henley College

Private – St Mary's School, Rupert House School,

Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading.

#### Leisure

There are paths leading to open countryside just around the corner. Henley Leisure Centre is located next to Gillotts School and has a swimming pool, sports hall, squash courts and a gym. Various River pursuits on the Thames and the world-famous Henley Royal Regatta. The Henley Festival of Arts. Boating marina facilities are available at Hambleden, Harleyford and Wargrave. Golf at Henley Golf Club and Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty.

#### Tenure – Freehold

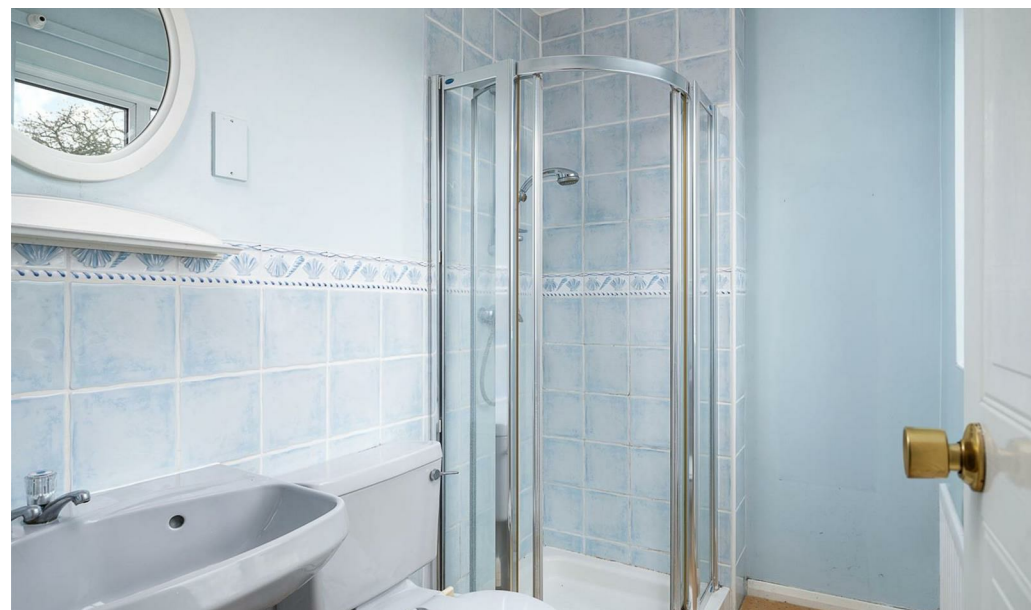
Local Authority - South Oxfordshire District Council

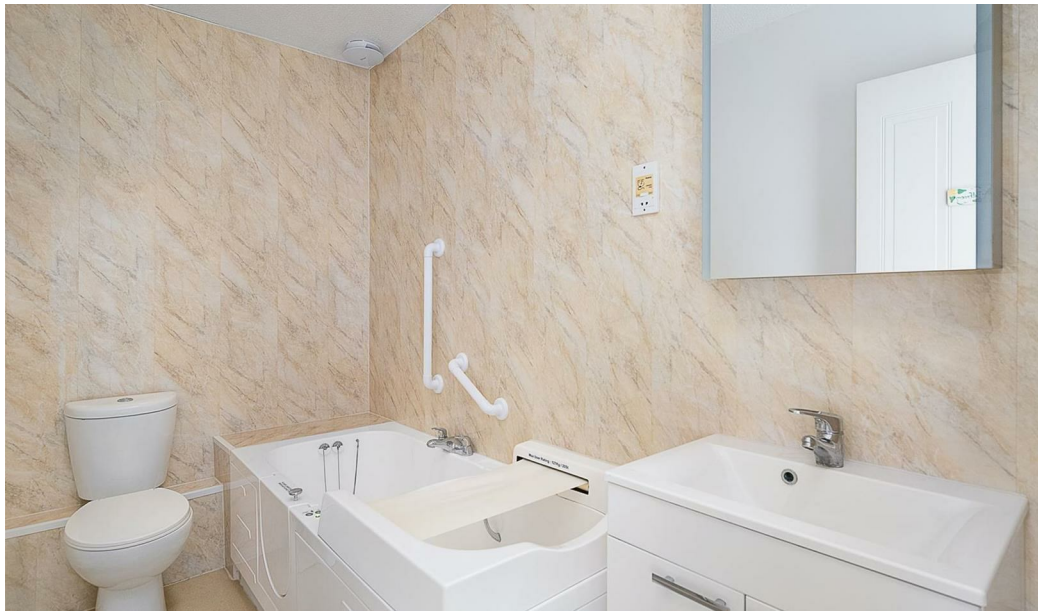
Council Tax - Band E

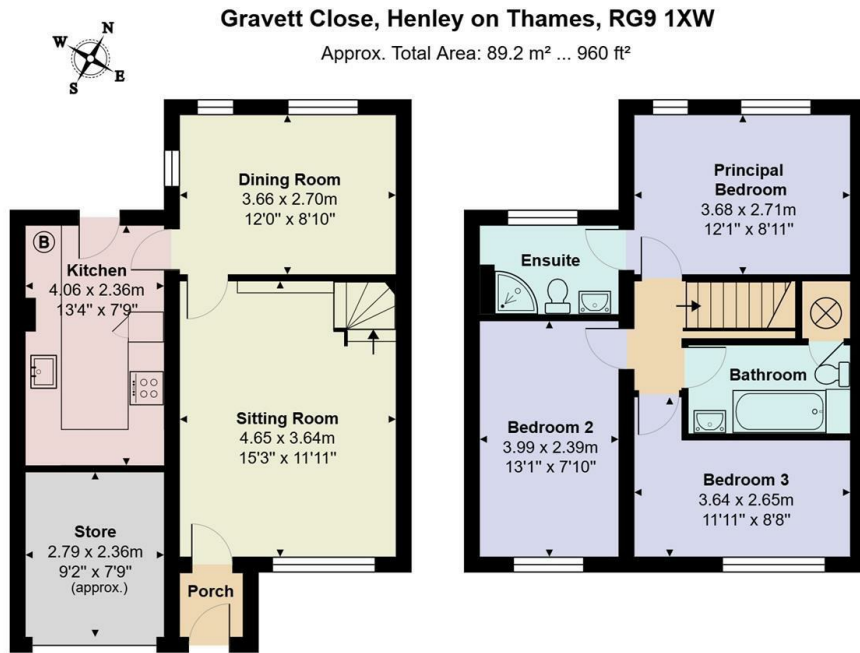
#### Services

Mains Gas, Electricity, Water and Drainage

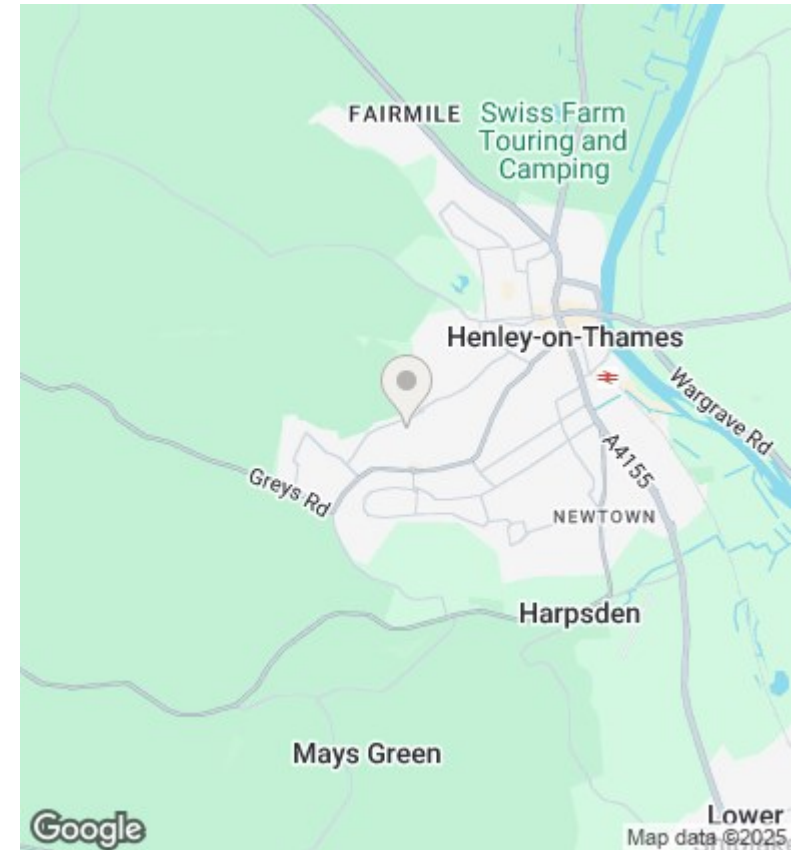
Broadband - Ultrafast up to 2Gb download







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 with the junction with Reading Road, towards the town centre. Turn left into Greys Road and continue past Albert Road, and continue up the hill passing the Saracens Head pub on the left and at the roundabout turn right into King James Way. Take the 2nd turning on the left into Gravett Close and follow the road around to the right, where you will see no.24.

## 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>	81	85
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	