PHILIP BOOTH ESQ.







102 Mount View, Henley-On-Thames, RG9 2EL

£415,000

- 2-bedroom mid-terrace cottage
- Cloakroom w.c.
- Loft conversion as ancillary space
- Walkable to town centre
- Sitting room with gas fire
- 2 bedrooms
- Rear garden with outbuilding
- Galley kitchen through to dining room
- Family bathroom
- Residents parking to the rear

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A 2-bedroom mid-terrace house in a residential location about 5 minutes walk from Henley town centre. With a living room, a galley kitchen which opens to a dining room extension. 2 bedrooms on the first floor benefit from a family bathroom. The loft conversion would make a useful occasional bedroom or home office. To the rear, the garden has an outbuilding / studio & residents parking via a gate at the back of the garden.

2 1 2 C

Council Tax Band: D





ACCOMMODATION
This sweet mid-terraced cottage has a traditional brick frontage. Through a pedestrian gate and along the garden path to the part-glazed front door.

The entrance hallway features a cloakroom with w.c. and wash hand basin. Through a further interior glazed door.

The sitting room is carpeted with a bright window to one end, with a gas fire set into a fireplace with wooden mantlepiece. Fitted shelving and cabinets provide useful display and storage space.

Through a door into the galley kitchen, with wooden country-style wall and base units, with a vinyl worktop and a stainless steel sink. The kitchen has integrated appliances including a fridge-freezer, a 4-ring gas hob and a double electric oven with grill. There is space for a washing machine, and space for a slimline dishwasher. A pass-through leads conveniently into the dining room, with space for an 8-seater rectangular table and a window overlooking the rear garden. An external door leads to the rear garden.

Up the carpeted stairs with a wooden bannister, to the first floor landing, with a window overlooking the rear garden and the views beyond.

Bedroom 1 is a double with custom-fitted cupboards and a window to the front.

Bedroom 2 is a smaller double with a window to the rear with lovely views, and a fitted cupboard.

The family bathroom features a window with obscure-glass, a bath with electric shower over, a wash hand basin set into a cabinet, and a w.c. There is a cupboard housing the gas boiler.

From the landing, a pull-down loft door has a fold-away wooden ladder and leads up into a converted space with a Velux window and eaves storage, in use as an occasional bedroom or as an ancillary space for a study or gaming.

Outside
To the rear of the property, the garden is approx; length 112 ft x width 54 ft and features a patio has mature flower beds and an outbuilding with power, which has been in regular use as an art studio. A gate leads out to residents parking. The front garden is likewise paved, with mature flower beds.

LOCATION
Living in Mount View
Mount View is a quiet residential cul-de-sac, located just 0.5 miles from Henley town centre and 0.25 miles from Badgemore Primary School. Henley railway station is approx 1 mile, providing trains to London via Twyford (45 mins). Freemans Meadow recreation ground and play park is a short walk from the front door.

Henley town centre has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a 3-screen cinema, an historic theatre, excellent pubs and restaurants, a bustling market every Thursday and good schools for all ages.

Reading – 9.5 miles
Maidenhead M4 Junction 8/9 – 10.1 miles
London Heathrow – 25.1 miles
London West End – 38.6 miles

Schools
Primary Schools – Badgemore Primary School, Sacred Heart Catholic School
Secondary Schools – Gillotts School

Sixth Form – The Henley College

Leisure
Henley Leisure Centre is located next to Gillotts School and has a swimming pool, sports hall, squash courts and a gym. Various River pursuits are available on the Thames, and the world-famous Henley Royal Regatta is an annual highlight of living in Henley. The Henley Festival of Arts is likewise. There are boating marina facilities 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
Services - Mains gas, electricity, water, drainage
Broadband - Ultrafast fibre via Zzoomm, or Superfast via other providers
Local Authority - South Oxfordshire District Council
Council Tax - Band D











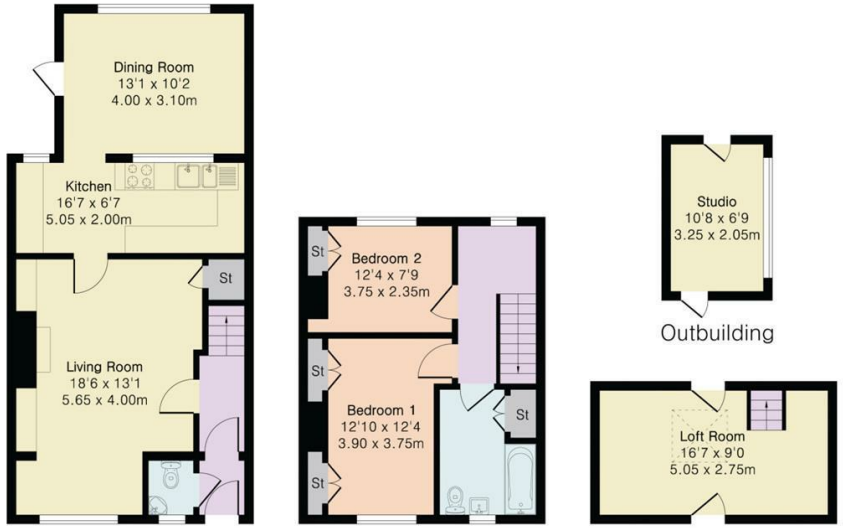








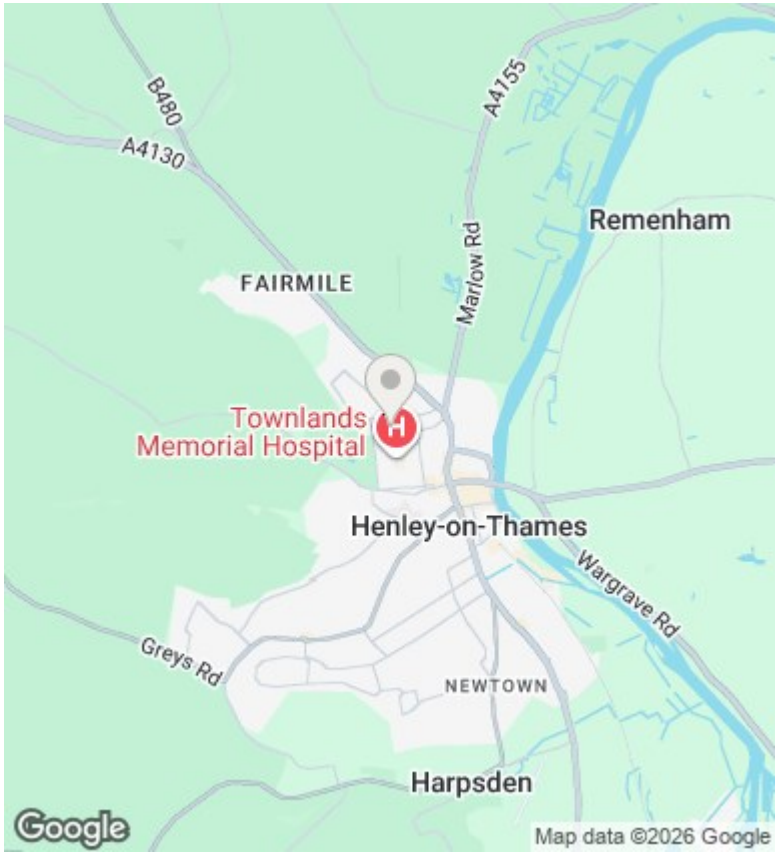
Approximate Gross Internal Area 1134 sq ft - 105 sq m
(Including Outbuilding)
Ground Floor Area 565 sq ft – 52 sq m
First Floor Area 347 sq ft – 32 sq m
Second Floor Area 150 sq ft – 14 sq m
Outbuilding Area 72 sq ft – 7 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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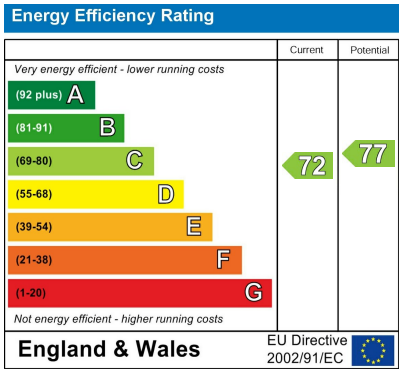


Directions

From the central traffic lights in Henley town centre facing the town hall. Proceed through the market square and follow the road to the rear of the town hall, into Kings Road. Continue for approx 1/4 of a mile and just after the mini roundabout turn left into Mount View. Continue around the bend and take the next turning on the left. Number 102 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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