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## 45b Gainsborough Crescent, Henley-On-Thames, RG9 1TB

£350,000

- 2 double-bedroom maisonette in good condition
- Spacious sitting room with fireplace
- Large private West-facing garden
- Half mile to town centre
- Private entrance hallway and stairs
- Modern family bathroom
- Brick storage shed next to garden
- Attractive refurbished kitchen / diner
- Loft storage
- On-street parking

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# 45b Gainsborough Crescent, Henley-On-Thames RG9 1TB

A first-floor 2-bedroom flat, in a quiet residential location about .5 mile from Henley town centre. Sitting room with views, refurbished kitchen/dining space, 2 double bedrooms, family bathroom with separate w.c.. Private enclosed rear garden with lawn.



Council Tax Band: C



## ACCOMMODATION

A wooden picket fence encloses the front garden with paths to the front doors of the maisonettes. 45B is accessed from the left side of the building via a private path. A wooden panel door opens into a small entrance hall with space for shoes and coats. Carpeted stairs lead up to the landing, with a bannister for support.

The kitchen/dining room is newly refurbished in a contemporary style, with a breakfast bar that comfortably seats 6 people. There are eye and base level units in an attractive navy blue shaker-style, a large gas hob inset into the wooden work surface, with an integrated double oven underneath. There is space for a washer/dryer and space for an American-style fridge-freezer. The stainless steel 1.5 sink with drainer board is located below a triple window which overlooks the rear garden. There are fitted plantation shutters and a vertical radiator on the opposite wall. In the corner of the room is a pantry, which also houses the gas boiler. The kitchen has a grey wood-effect flooring, and a food hatch through to the living room.

The sitting room has a triple window to the front. It has an open fire with a tiled stone hearth and mantelpiece, and the food hatch from the kitchen.

Bedroom 1 overlooks the front aspect. It is a large carpeted double, has a freestanding wardrobe, a storage cupboard and a central light point.

The tiled bathroom has a panel-enclosed shower bath with a fixed and hand shower wand. There is an obscure-glass window onto the garden, a heated towel rail and the same flooring as the kitchen. The separate lavatory also has an obscured window to the rear, a low-level w.c. and wood-effect flooring.

Bedroom 2 is a smaller carpeted double, with a built-in cupboard, a

west-facing window to the rear, and space for a large chest of drawers.

The private rear garden is accessed by turning right out of the front door and then going through a wooden gate. This is west-facing and has a pleasant patio area. Most of the garden is laid to lawn with some mature shrubs and trees in the adjoining gardens. A brick storage shed can be accessed next to the garden path.

## LOCATION

Living in Gainsborough Crescent

45b Gainsborough Crescent is situated in a quiet residential cul-de-sac approximately 0.5 miles from the town centre and railway station, which is just a 15 minute walk away. It is one quarter of a 4 maisonette building, which is owned and managed by SOHA. A nominal annual service fee ensures the maintenance of the building.

Gainsborough Crescent was named after the Rev. Humphrey Gainsborough, an inventor and non-conformist minister who was the brother of the famous painter Thomas Gainsborough. The property is conveniently located just over half a mile from the town centre and has Makins Recreation Ground and skatepark on its doorstep. It is a short walk to Sacred Heart RC Primary School and Gillotts Secondary.

Henley has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a cinema, an historic 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 road access to London, Heathrow, West Country and Midlands. Henley Station has direct links with London Paddington via Twyford on the Elizabeth Line and the Great Western mainline.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

#### Schools

Primary Schools –Valley Road Primary, Sacred Heart Primary

Secondary Schools – Gillotts School

Sixth Form – The Henley College

Private Prep schools – St Mary’s School, Rupert House School,

#### Leisure

There are many local rowing clubs along the river. In addition there are canoe clubs and a sailing club at Wargrave. The world famous Henley Royal Regatta takes place in July followed by the Henley Festival of Arts. The Rewind Festival takes place by the river in August.

Mooring and Marina facilities can be found at Henley, Hambleden and Wargrave.

There are local golf clubs at Henley Golf Club, Badgemore Park Golf Club. Other sports clubs include, an active Rugby Club, Hockey, Football and Lawn tennis.

There is superb walking, cycling and riding in the Chiltern Hills, an designated area of outstanding natural beauty.

Tenure – Leasehold with 102 years remaining

Service Charge - £252.44 p/a (inc. buildings insurance)

Ground Rent: £10 p/a

Council Tax - Band C

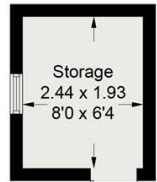
Local Authority - South Oxfordshire District Council



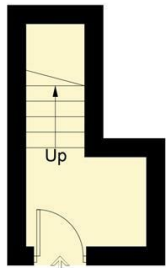


## 45B Gainsborough Crescent

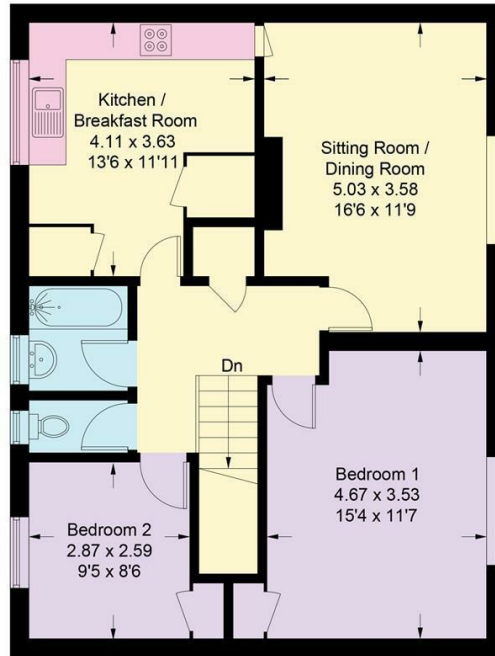
Approximate Gross Internal Area = 79.8 sq m / 860 sq ft  
 Outbuilding = 4.6 sq m / 50 sq ft  
 Total = 84.5 sq m / 910 sq ft



(Not Shown In Actual Location / Orientation)

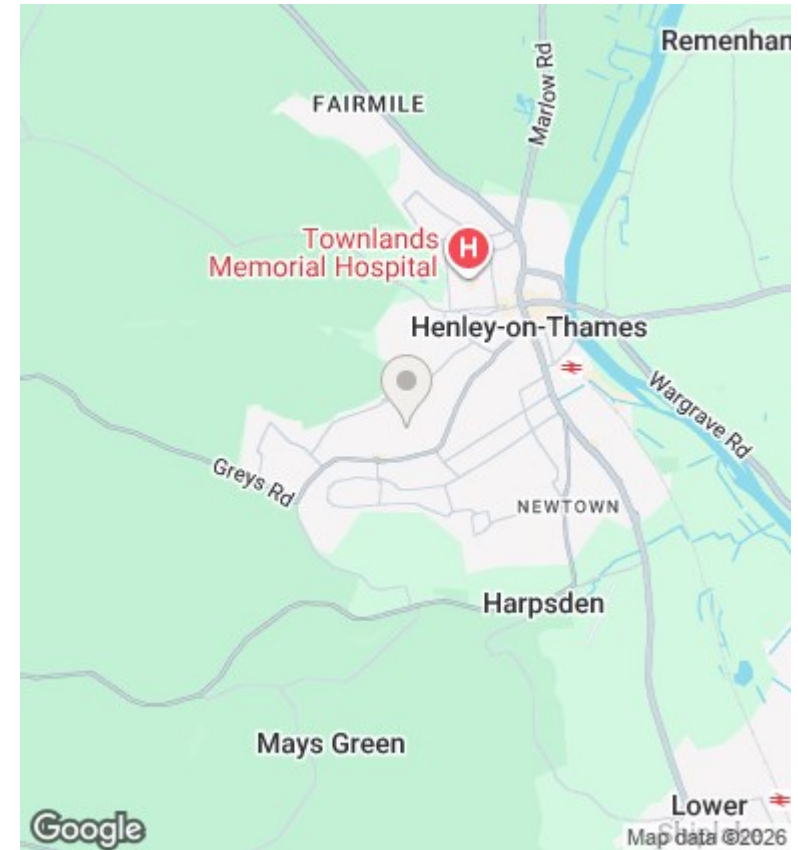


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1243075)



## Directions

## 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>	76	76	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	