

**B****PHILIP  
BOOTH  
ESQ.**

## 98 Reading Road, Henley-On-Thames, Oxon, RG9 1DN

£650,000

- Fabulous Victorian terraced house
- A modern fitted kitchen
- Bedroom 4/home office
- A short walk to the station
- Sitting room with fireplace
- 3 bedrooms and a first floor bathroom
- South westerly facing garden
- Separate dining room
- Original period features including fireplaces
- Rear access to Harpsden Road

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

sales@philipboothesq.com  
www.philipboothesq.com

# 98 Reading Road, Henley-On-Thames RG9 1DN

A beautifully presented bay-fronted Victorian terraced home with 3 bedrooms and a converted loft room providing additional living accommodation. Benefitting from a south-westerly facing private rear garden with access onto Harpsden Road, providing potential for off-road parking. A level walk into the town centre and well located for the station and the river meadows.



Council Tax Band: D



## ACCOMMODATION

A wrought iron gate opens to a traditional Victorian two-tone diamond pattern path, which leads to the front door with an original ornate decorative arch with an original stained glass window above.

The hallway has a high ceiling, natural wood flooring and stairs leading to the first floor with storage under and exposed wooden floorboards.

The sitting room has a bay window to the front with double-glazed windows. The focal point is the attractive Victorian cast-iron fireplace with tiled slips and painted surround with mantelpiece. There are high ceilings with ornate cornicing.

The dining room has a rear aspect with a double glazed window with stylish shutters.

The kitchen has a good range of modern wall and base units with additional pan drawers to both sides of the kitchen with polished wood work-surfaces over and a Belfast sink with metro-tiled walls with contrasting grout. Integrated appliances include a dishwasher, a washing machine, a Belling range cooker (by separate negotiation) and extractor hood over. The flooring is black limestone and there are French doors open into the private rear garden.

The first floor landing has further stairs to the second floor

Bedroom 1 has a front aspect with a double-glazed window and a pretty cast-iron fireplace.

Bedroom 2 has a rear aspect with a double-glazed window and a pretty cast-iron fireplace.

Bedroom 3 has a front aspect with a double-glazed window.

The family bathroom has a rear aspect with shutters, a modern Victorian style

bathroom suite comprising a roll-top bath with central taps, a walk-in fully tiled shower cubicle, a wash hand basin, a w.c., chequerboard flooring and a velux window.

Stairs lead to the second floor

The open-plan office/bedroom 4 has two skylight windows to the rear and eaves storage.

## Outside

The southwest-facing private rear garden is child and pet friendly being mainly laid to lawn and enclosed by brick walls. From the kitchen there is an extensive paved patio with a step up to the lawn with mature shrub borders. At the end of the garden there is a timber shed. There is a pedestrian gate opening to Harpsden Road.

## LOCATION

Living on Reading Road

98 Reading Road is situated just a short level walk from Henley town centre, the railway station and River Thames.

The Three Horseshoes Pub - a popular 'local' with an attractive outdoor space, and rave reviews for its food on TripAdvisor. Further down the road is the petrol filling station, which acts as a useful convenience store and hosts both a Subway and a bakery concession, and the ever popular Smarts Fish Bar is only a few minutes walk away.

Henley has a Waitrose supermarket and a host of independent shops and boutiques, a 3 screen cinema and an historic theatre. Further out of town towards Reading is the Tesco superstore.

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 Crossrail / Elizabeth Line) 55 minutes. There are regular bus services to Reading and High Wycombe with bus stops on the Reading Road.

Reading - 8 miles; Maidenhead M4 Junction 8/9 - 10 miles;  
Stokenchurch M40 Junction 5 - 13 miles;  
London Heathrow - 25 miles;  
London West End - 36 miles

#### Schools

Primary Schools - Trinity Primary, Sacred Heart Catholic Primary school

Secondary School - Gillotts School (Ofsted Outstanding)

Sixth Form - The Henley College

Prep schools include St Mary's School and Rupert House School

School buses operate to Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Cranford House, Abingdon Boys School and St Helen & St Katharine.

#### Leisure

Henley has vibrant sporting and member clubs, including Henley Hawks Rugby Club, Hockey for all ages, Football, Henley Cricket Club, and Phyllis Court Club. River pursuits include the Henley sailing club, local canoe clubs and various rowing clubs with the world-famous Henley Royal Regatta taking place each summer.

There are marina facilities at Hambleden and Wargrave. There are several golf clubs including Henley Golf Club, Badgemore Park Golf Club. The Chiltern Hills area of outstanding natural beauty provides superb walking, cycling and horse riding.

Tenure - Freehold

Local Authority - South Oxfordshire District Council

Council Tax - Band D



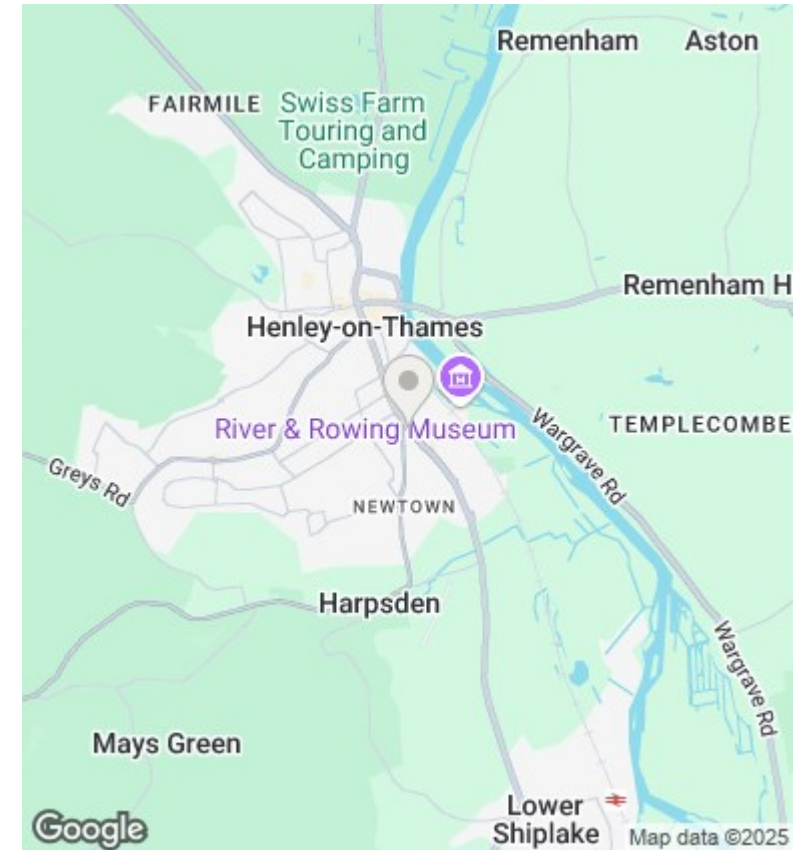


## 98 Reading Road, Henley-on-Thames, Oxon RG9 1DN

Approximate Gross Internal Area = 112.3 sq m / 1209 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1115330)



### Directions

From our office in Station Road turn left at the traffic lights into Reading Road. Continue over the roundabout where the property will be found on the right hand side. There is plenty of on-street parking.

### 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>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		54	
(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	