



PHILIP
BOOTH
ESQ.



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

£425,000

- 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
- Allocated off-road parking for 1 car

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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. Allocated off-road parking behind the garden .



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 mantelpiece. 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 patio garden has mature flower beds and an outbuilding with power, which has been in regular use as an art studio. A gate leads out to the allocated parking space to the rear. 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

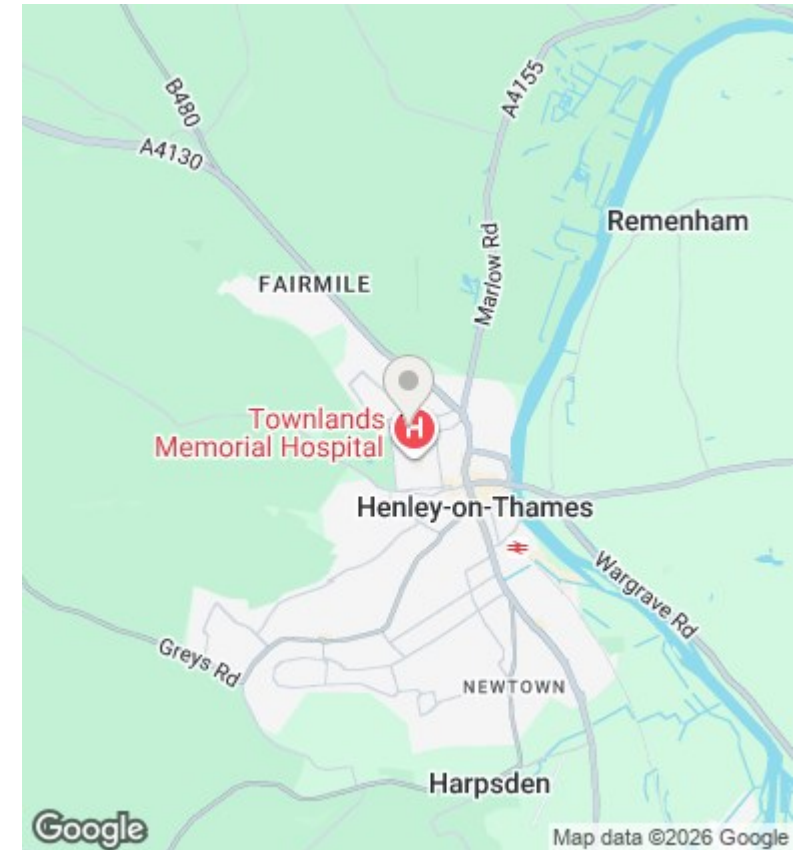
First Floor Area 347 sq ft – 32 sq m

Second Floor Area 150 sq ft – 14 sq m

Outbuilding Area 72 sq ft – 7 sq m



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.



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		