



PHILIP
BOOTH
ESQ.



12 St. Katherines Road, Henley-On-Thames, Oxon, RG9 1PJ

£1,050,000

- Detached mid-century modern home in quiet location
- Bedroom 1 with large en suite shower room
- Useful storage in former garage
- No onward chain
- Multiple bright reception rooms and open-plan kitchen / diner
- 2 further double bedrooms
- Enclosed front and rear gardens
- Modern kitchen roof lantern, featuring separate utility room
- Family bathroom
- Off-road parking for 3 cars

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A generous 3-bedroom detached mid-century modern home, in a quiet residential neighbourhood approximately 1 mile from Henley town centre. Benefitting from 3 reception rooms, a modern kitchen with roof lantern and a separate utility room, modern bathrooms, garage store, off-road parking and both private front and rear gardens. No onward chain.



Council Tax Band: G



ACCOMMODATION

From the private driveway and around a path to the part-glazed UPVC front door with a glass panel to the side, and into the hallway. A cloakroom has a white suite with a wash hand basin and w.c., with a high-level window.

A further door leads into the inner hall, with laminate wood flooring. Glazed double doors open to the spacious sitting room, having both front and rear aspect. The room has wall-mounted uplighters as well as LED downlighters. A gas fire adds warmth and character (agent's note: the chimney flue has been lined so the fireplace could be converted to house a wood burning stove). The living room opens to the rear garden through glass French doors. Across the hallway is a further reception room, which would make a good family room or home office, with a window to the front.

From the hallway, a door opens into the open-plan kitchen/diner with bi-fold doors out to the garden. The dining area would fit an 8-10 seater table, and conveniently opens into the recently refitted modern kitchen with a large roof lantern providing natural light and with a range of white gloss wall and base units. Integrated appliances include a fridge, a dishwasher, a double oven, a 4-burner gas hob, with stainless steel extractor hood, a microwave, and a 1 1/2 bowl stainless steel sink set into a Formica worktop. A kick-plate heater is connected to the central heating. Generous under-stairs storage can be accessed from the kitchen. Beyond the kitchen lies the laundry utility room, with a sink, cabinets, and electric control for the Velux window. There is a gas boiler that has a pressurised hot water cylinder, and a washing machine and tumble dryer. An external UPVC door opens to the side of the property. An internal door leads to the garage storage area, with an up-and-over door.

Up the carpeted stairs to the landing, where a large window provides ample natural light into the stairwell, and with a storage cupboard with slatted shelves.

The generous principal bedroom has laminate wood flooring, a window to the front, and benefits from fitted wardrobes and a large ensuite shower room with a

pair of wash hand basins, a w.c., a shower, and a heated towel rail.

Bedroom 2 is a double with a window over the rear garden.

Bedroom 3 is a smaller double, with a window to the rear.

The family bathroom has a bath with shower over, floor-to-ceiling tiles, a wash hand basin, a w.c., a storage cabinet and a heated towel rail.

Outside

The property has both front and rear gardens. To the rear, the fenced enclosed rear garden is laid to both patio and lawn, with mature shrubs. A storage shed is located along the side of the property.

The front of the property has a generous lawn enclosed by trimmed hedging for privacy, and would make a good sun-downer terrace.

LOCATION

Living in St Katherines Road

St Katherines Road is a very popular and quiet road, with Blandy Road connecting at each end and is to the west of Henley town centre. Henley Station is approximately 0.75 miles away and there is a regular 'Hopper' bus service to and from the town square.

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

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 railway station has links with London Paddington via Twyford - both mainline and Elizabeth Line services to and through London.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

Schools

Primary Schools – Valley Road, Sacred Heart Catholic school and Trinity school

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

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

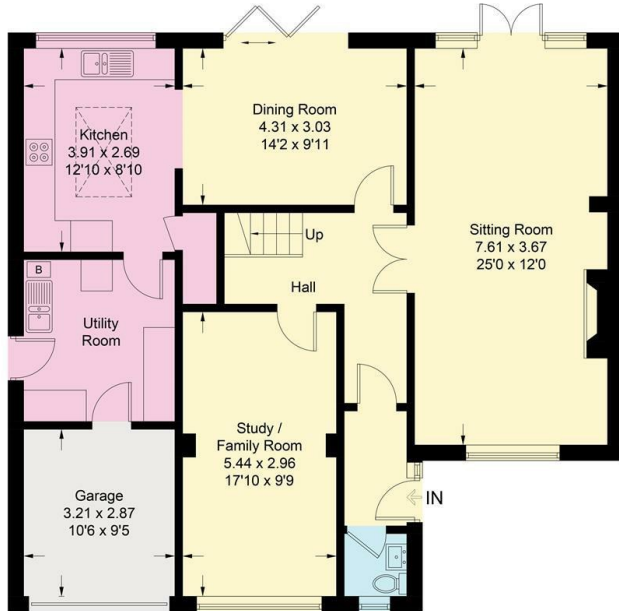
Council Tax - Band G





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Approximate Gross Internal Area = 159 sq m / 1712 sq ft
 Garage = 9 sq m / 95 sq ft
 Total = 168 sq m / 1807 sq ft

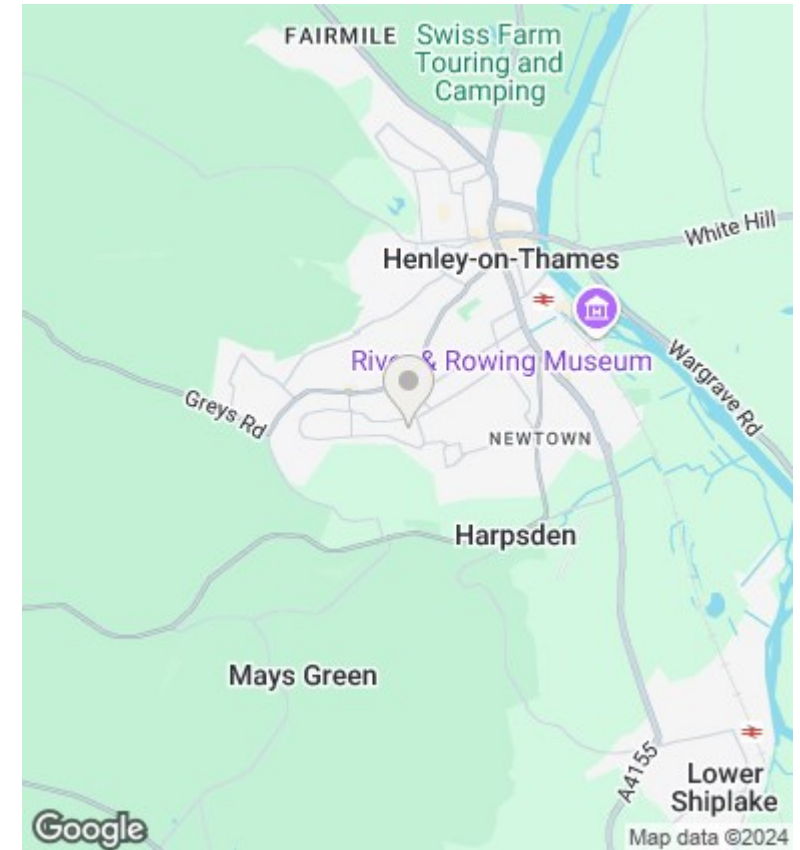


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1121944)



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)	A		
(81-91)	B		77
(69-80)	C	66	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	