



PHILIP  
BOOTH  
ESQ.



## 1 Marmion Road, Henley-on-Thames, Oxon, RG9 1DG

£575,000

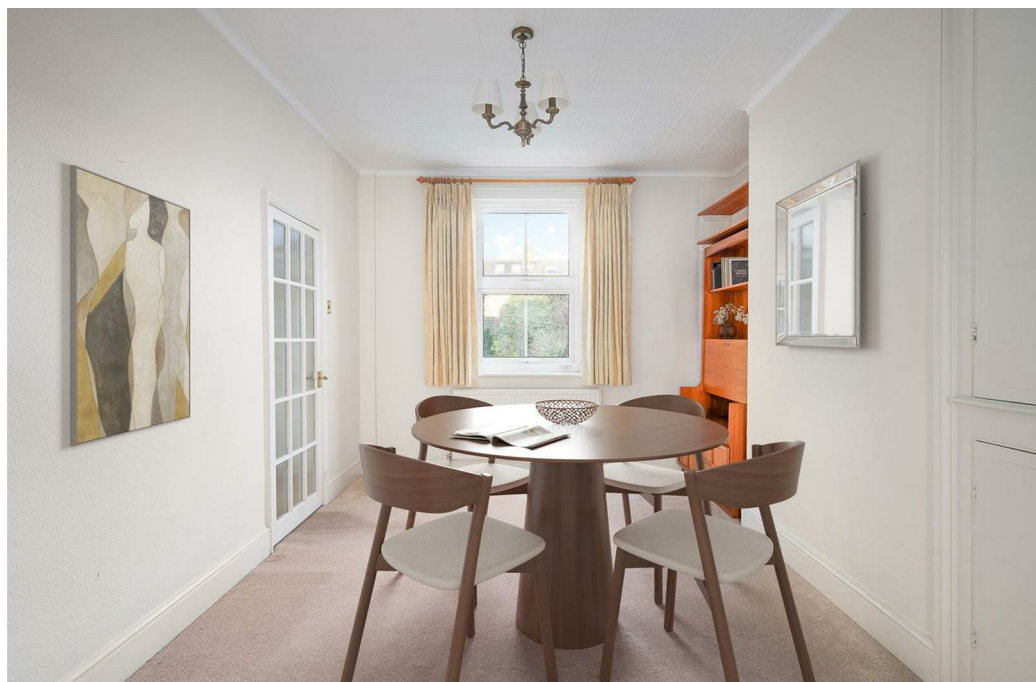
- A Victorian end-of terrace home
- Kitchen and bathroom
- Potential to convert the loft
- No onward chain
- Entrance hall with stairs to first floor
- Three first floor bedrooms
- Private rear garden
- Open-plan reception room
- First floor w.c.
- Double glazed windows

# 1 Marmion Road, Henley-on-Thames RG9 1DG

A 3-bedroom bay-fronted Victorian end-of-terrace home conveniently located just a few minutes' walk from Henley town centre and railway station. The property offers huge potential to extend and modernise in-line with other similar properties in the road.



Council Tax Band: D



## ACCOMMODATION

A wrought iron gate opens to a small front garden with a 'two tone' diamond pattern path leading to a part-glazed front door with arched fanlight and decorative keystone over.

The bright hallway has original plaster mouldings, a staircase to the first floor with a storage cupboard under.

The open-plan living space comprises a sitting room with a bay window to the front with double glazed windows and a brick fireplace housing a gas fire.

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

The kitchen features a good range of fitted wall and base units to either wall with worktops over and a stainless steel sink, plumbing for a washing machine and a gas cooker point. There is a wall-mounted gas fired boiler, a window overlooking the garden patio and a door to the outside.

The modern bathroom includes a shower cubicle and a wash-hand basin with a window. There is an opening to the low-level w.c.

Stairs lead to the first floor landing.

Bedroom 1 is a double with a fitted wardrobe and a double glazed window to the front.

Bedroom 2 is double with a fitted wardrobe and a double glazed window to the rear .

Bedroom 3 is a single bedroom with a front aspect with a double glazed window.

The first floor w.c. has a corner wash-hand basin and a low level w.c.

Agent Note: CGI furniture has been used in the marketing of this property for illustrative purposes.

## OUTSIDE

To the rear of the property is private rear garden with a patio and a lawned area enclosed by original brick walls. There is a useful storage shed and pedestrian access with gate to the rear of the garden.

## LOCATION

Living in Marmion Road

Marmion Road is a quiet residential road of Victorian terraced properties, situated just a short level walk from Henley town centre, railway station and River Thames.

There are regular buses to Reading with bus stops on Reading Road. It is close to a neighbourhood pub The Three Horseshoes, and a short walk to the petrol station which has a convenience store, a Subway franchise and bakery concession.

Henley has a Waitrose supermarket and a host of restaurants, interesting independent shops and boutiques. There's a 3 screen cinema and an historic theatre.

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 55 minutes).

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 (Ofsted Outstanding), Sacred Heart Catholic Primary school

Secondary Schools - Gillotts School

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, Reading, Cranford House, Abingdon Boys School and St Helen and St Katharine Abingdon.

#### Leisure

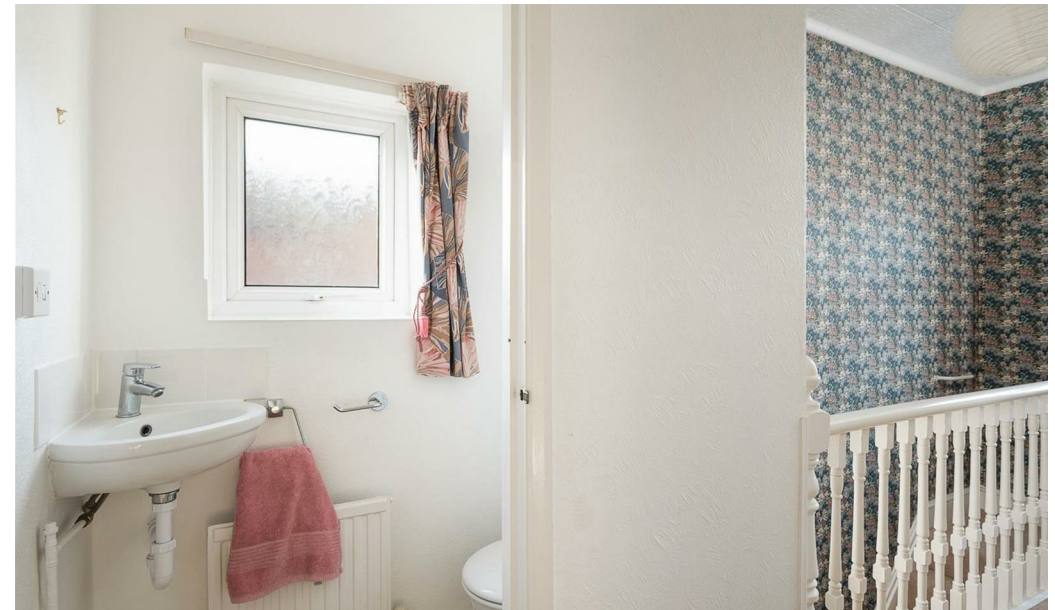
River pursuits include Henley sailing club, local canoe clubs and various rowing clubs with the world-famous Henley Royal Regatta taking place each summer. There are marina facilities at Hambleden and Wargrave. There are several golf clubs including Henley Golf Club, Badgemore Park Golf Club. The Chiltern Hills area of outstanding natural beauty provides superb walking, cycling and horse riding.

Tenure - Freehold

Broadband - high-speed fibre-optic broadband to the property (FTTP)

Local Authority - South Oxfordshire District Council

Council Tax - Band D





## 1 Marmion Road, Henley-on-Thames, Oxon RG9 1DG

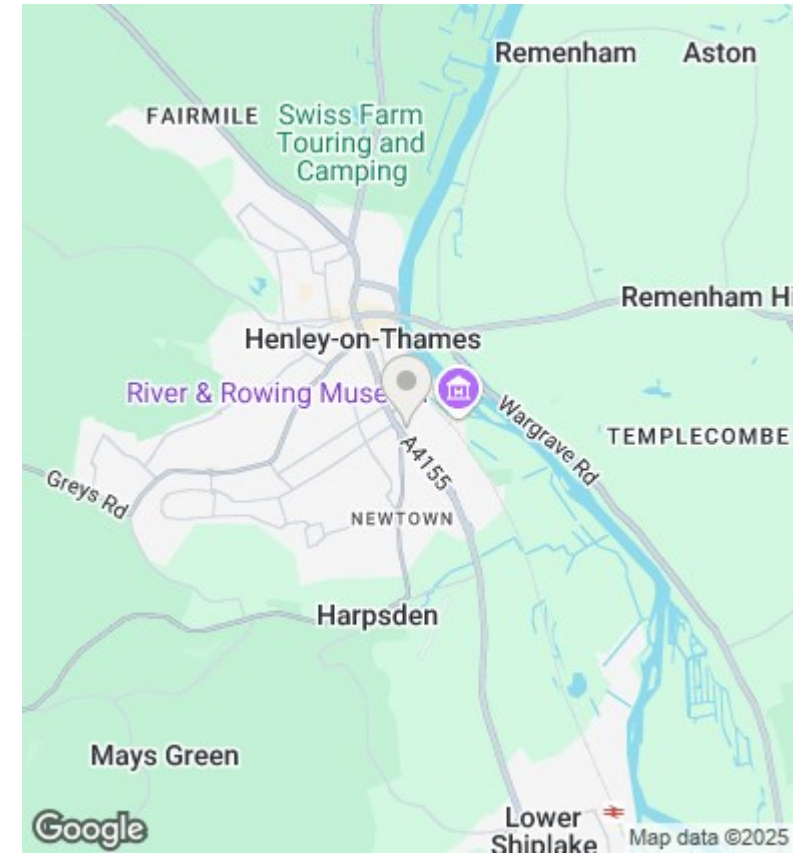
Approximate Gross Internal Area = 88.4 sq m / 952 sq ft

Outbuilding = 3.5 sq m / 38 sq ft

Total = 91.9 sq m / 990 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1166874)



## Directions

From Station Road, turn left at the traffic lights into Reading Road. Continue past Jewsons and over the mini-roundabout and turn next left into Marmion Road, where the property will be found on the left.

## 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) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	