PHILIP BOOTH ESQ.







7 Upton Close, Henley-On-Thames, RG9 1BT

£425,000

- Three bedroom terraced house
- Close to Tesco superstore
- Large main bedroom on top floor
- Good condition
- Flat walk to town centre, train station and River Thames
- Living room with open fireplace
- Bedrooms two and three are double rooms
- Open-plan kitchen and living area
- Conservatory to the rear
- Enclosed rear garden with shingle and rear access gate

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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www.philipboothesq.com

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A well presented three double bedroom terraced family home situated in a convenient and popular location moments from the town centre, the River Thames and the train station.

3 1 2 D

Council Tax Band: D





ACCOMMODATION

A well presented three double bedroom terraced family home situated in a convenient and popular location moments from the town centre, the River Thames and the train station.

Offering generous living space throughout, the ground floor comprises of an open-plan kitchen and carpeted living area with an open fireplace. The shaker style kitchen has eye and base level units and wooden work surface, an induction hob with extractor fan over, Bosch oven, integrated fridge and freezer, and space for a washer dryer. It has a Belfast sink and a window to the front, tiled flooring and recessed spot lights in the ceiling. The living room has storage under the stairs, coving and sliding patio doors to the conservatory, which offers space for a dining table and has double doors leading to the garden.

On the first floor, there are two double bedrooms, the family bathroom, an airing cupboard and stairs leading to the top floor. The family bathroom has a low level w.c., pedestal hand basin, panel enclosed bath with shower over, tiled floor and partly tiled walls and a heated towel rail. There is a frosted glass window to the front. The main bedroom occupies the whole of the top floor and is particularly generous in size with dual aspect windows to the front and rear.

Externally, the garden to the rear is enclosed by panelled fencing and laid mainly with shingle for low maintenance. A gate in the fencing provides rear access to the communal parking area.

LOCATION

Living in Henley

For those who want to be close to all amenities, this home is just a 10 minute walk from the town square, which holds a bustling market every Thursday and has many cafe's and restaurants.

Henley-on-Thames has a good range of local shops, pubs, restaurants, a three-screen cinema and the 200-year-old Kenton Theatre. The world-famous Henley Royal Regatta takes place in July, followed by the Henley Festival of Arts, the Rewind Festival in August and the Henley Literary Festival, which takes place every September/October. Phyllis Court country club is situated on the river and is a great place to socialise.

The commuter is well provided for with Henley Station just a short walk away, providing a regular train service to London Paddington via Twyford (Crossrail - Elizabeth Line 2021).

Reading – 7 miles
Maidenhead M4 Junction 8/9 – 11 miles
London Heathrow – 25 miles & London West End – 36 miles

Schools

This family home is perfectly located for both private and local schools. It is within catchment for both Trinity Primary School (Ofsted Outstanding) and Gillotts Secondary School (Ofsted Good). Henley Sixth Form College is approximately 10 minutes' walk away.

Leisure

There are many local rowing clubs, there is a sailing club at Wargrave and canoe clubs. Marina facilities are found at Henley and Wargrave. Local golf at Henley Golf Club and Badgemore Park Golf Club. Other sports clubs include rugby, hockey, football and lawn tennis. There is superb walking, cycling and riding in the Chiltern Hills, a designated area of outstanding natural beauty or along the River Thames.

Trains and buses operate to Reading which offers excellent shopping at the Oracle Shopping Centre. Recreational facilities include the Select Car Leasing Stadium, home to Reading Football Club

Services - All mains services
Local Authority - South Oxfordshire District Council
Council Tax Band - D











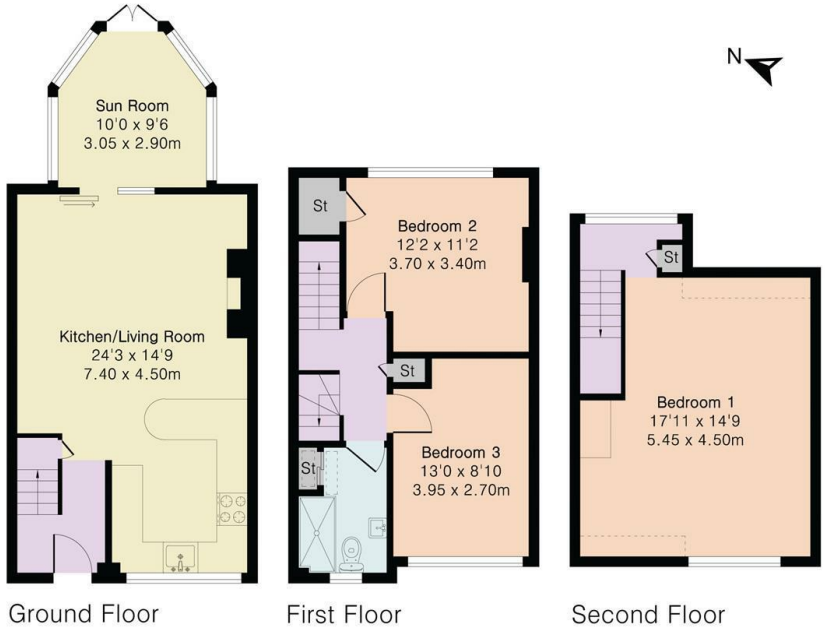



LOVE
LIVE





Approximate Gross Internal Area 1098 sq ft - 103 sq m
Ground Floor Area 447 sq ft – 42 sq m
First Floor Area 364 sq ft – 34 sq m
Second Floor Area 287 sq ft – 27 sq m



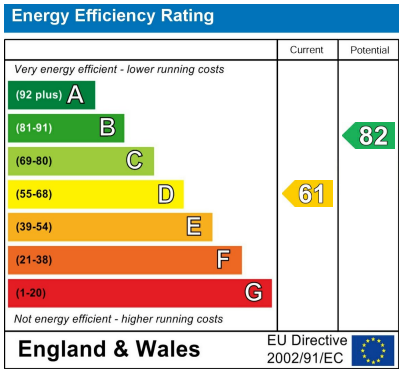


Directions

From Henley Bridge turn left into Thameside and follow this road round as it becomes Station Road, continue until the traffic lights. Turn left onto the Reading Road and take the first left into Upton Close and the property will be found at the front.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.



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