



PHILIP
BOOTH
ESQ.



6 Farm Road, Henley-on-Thames, RG9 1EJ

£635,000

- Victorian semi detached home
- Cul-de-sac location
- Open plan kitchen breakfast room
- No chain
- Trinity school catchment
- Entrance hall
- Bathroom
- Good size rear garden
- Sitting room with fireplace
- 3 first floor bedrooms

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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6 Farm Road, Henley-on-Thames RG9 1EJ

A well-proportioned 3-bedroom, bay-fronted Victorian semi-detached home situated on a no-through road just over 1/2 a mile from Henley train station. The property has recently had an updated kitchen and bathroom installed and favours a south-west facing enclosed rear garden. There is potential to extend further or convert the loft subject to permissions. No chain



Council Tax Band: C



ACCOMMODATION

A well-proportioned 3-bedroom, bay-fronted Victorian semi-detached home situated on a no-through road just over 1/2 a mile from Henley train station. The property has recently had an updated kitchen and bathroom installed and favours a south-west facing enclosed rear garden. There is potential to extend further or convert the loft STPP.

A brick paved pathway and steps leads to a part-glazed front door.

The entrance hall has carpeted stairs leading to the first floor and doors to the living room and kitchen/dining room, engineered wood flooring and under-stairs storage.

The sitting room has a bay window with a front aspect. There is an ornate cast-iron fireplace with a painted wooden surround.

The spacious kitchen measures 15'8 x 12'1 ft and has vinyl flooring. A range of recently fitted wall and base units with wooden worktops over and french doors opening onto a decked area. There is a single oven with four ring induction hob and extractor fan above, space and plumbing for a dishwasher and a sink with a mixer tap with a draining board to the side. The breakfast area has a feature fireplace with recessed floor to ceiling cupboards. There is a utility space in the rear lobby, which has a glazed door onto the patio area. A cupboard houses the combination boiler and plumbing for a washing machine.

The bathroom has an obscured glass window to the rear, a modern fitted white suite with a bath with a shower over and a glass screen to the side, a w.c and hand wash basin. There is a heated towel rail and fully tiled walls.

The first floor landing has a window to the side and has loft access.

Bedroom 1 has a front aspect, it is carpeted and has a wardrobe over the stairs.

Bedrooms 2 and 3 have rear aspects overlooking the garden with radiators below.

Outside

To the rear the private garden is fully enclosed by brick wall and panel fencing and features a wooden deck with access from the kitchen and utility area. There is then a step down to a gravel area, and railway sleepers and a step up to the remainder of the garden which is laid to lawn. The garden has a south-westerly orientation.

To the front there is a small garden enclosed by a brick wall with metal railings. There is access to the rear garden through a gate to the side of the house.

Parking is available in Farm Road.

LOCATION

Living on Farm Road

Farm Road is a quiet residential road with a strong neighbourhood community, a short walk from Henley railway station and town centre. There are regular bus services to Reading and High Wycombe with bus stops on Reading Road. Down the road is the 3 Horseshoes Pub - a popular 'local' with an attractive outdoor space, and rave reviews on TripAdvisor. A short walk away is the petrol station, which acts as a useful convenience store and hosts both a Subway and a Greggs 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 a 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 direct links with London Paddington (via Twyford fast train or via Crossrail / Elizabeth Line) 55 minutes, and to many further destinations via Reading.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

Schools

Primary Schools – Trinity Primary School, Sacred Heart School

Secondary Schools – Gillotts School

Sixth Form – The Henley College

Independent – St Mary's School, Rupert House School in Henley. Larger schools include Shiplake College, Reading Blue Coat, Queen Anne's and The Abbey in Reading. School buses also operate to the boys' and girls' schools in Abingdon.

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 on the Thames and the world-famous Henley Royal Regatta. The Henley Festival of Arts. Boating marina facilities are available at Hambleton, Harleyford and Wargrave.

Golf at Henley Golf Club and Badgemore Park Golf Club.

Superb walking, cycling and riding in the Chiltern Hills area of outstanding natural beauty.

Tenure – Freehold

Services - mains gas, electricity, water, drainage

Local Authority - South Oxfordshire District Council

Council Tax - Band C

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Approximate Gross Internal Area = 79.0 sq m / 850 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID923520)



Directions

From Station Road, turn left onto Reading Road. Continue for approx 1/4 of a mile and straight over the mini roundabout, by the Three Horseshoes pub. Pass the petrol station on the left and Gibbs and Dandy. Just before the pedestrian crossing, turn left onto Farm Road. Follow the road round the bend to the right where the property will be found on the right hand side.

Viewings

Viewings by arrangement only. Call 01491 876544 to make an appointment.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		64
(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