PHILIP BOOTH ESQ.







174 Reading Road, Henley-On-Thames, RG9 1EA

£450,000

- A period terraced house
- Separate sitting and dining rooms
- First-floor bathroom
- Convenient for Henley railway station, the River Thames, parks and playing fields
- Approximately 690 sq ft of accommodation
- Two bedrooms
- Enclosed rear garden with useful storage sheds
- Rear access with off-road parking
- Galley kitchen overlooking the garden
- No onward chain

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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174 Reading Road, Henley-On-Thames RG9 1EA

A 2-bedroom period terraced house of approximately 690 sq ft, benefitting from rear access with off-road parking. Offering two reception rooms, a galley kitchen, a first-floor bathroom and a private rear garden. Conveniently located for local amenities including convenience store, the Tesco superstore, the railway station, River Thames meadows and good schools.

2 1 2 D

Council Tax Band:





ACCOMMODATION
A path and part glazed front door opens to the entrance hall.

The sitting room has a front aspect with a double glazed window, an exposed brick chimney breast with a timber fire surround, while wood-effect laminate flooring continues through to the separate dining room beyond.

The dining room provides ample space for a table and chairs and enjoys direct access to the rear garden through glazed French doors.

An archway leads into the adjoining galley kitchen, which is fitted with a range of wall and base units with work surfaces and space for appliances. A window overlooking the garden has a sink under and there is a wall mounted gas-fired boiler.

On the first floor are two bedrooms.

Bedroom 1 is a notably generous double bedroom with a front aspect and a built-in wardrobe over the stairs.

Bedroom 2 has a rear aspect overlooking the private rear garden.

The bathroom is fitted with a white suite comprising a panel-enclosed bath with shower over, a pedestal wash basin and low-level w.c.

Outside
The enclosed south-west facing rear garden has a paved seating area with access from the dining room and the kitchen. The remainder is laid to lawn with established planting and space for useful storage sheds. The rear portion of the garden is used as off-road parking, which is accessed from Newtown Gardens.

The property represents an appealing opportunity for a buyer wishing to personalise a characterful home in a particularly practical Henley location.

LOCATION
Living on Reading Road
174 Reading Road is situated just a short level walk from Henley town centre, the railway station and River Thames.

The Three Horseshoes Pub - a popular 'local' with an attractive outdoor space, and rave reviews for its food on TripAdvisor. Further down the road is the petrol filling station, which acts as a useful convenience store and hosts both a Subway and a 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 an 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 links with London Paddington (via TfL Elizabeth Line) 55 minutes. There are regular bus services to Reading and High Wycombe with bus stops on the Reading Road.

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 and Sacred Heart Catholic Primary school
Secondary School - Gillotts School

Sixth Form - The Henley College
Prep schools include Rupert House School

School buses operate to Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Cranford House, Abingdon Boys School and St Helen & St Katharine.

Leisure
Henley has vibrant sporting and member clubs, including Henley Hawks Rugby Club, Hockey for all ages, Football, Henley Cricket Club, and Phyllis Court Club. River pursuits include the 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
Local Authority - South Oxfordshire District Council
Council Tax - Band D











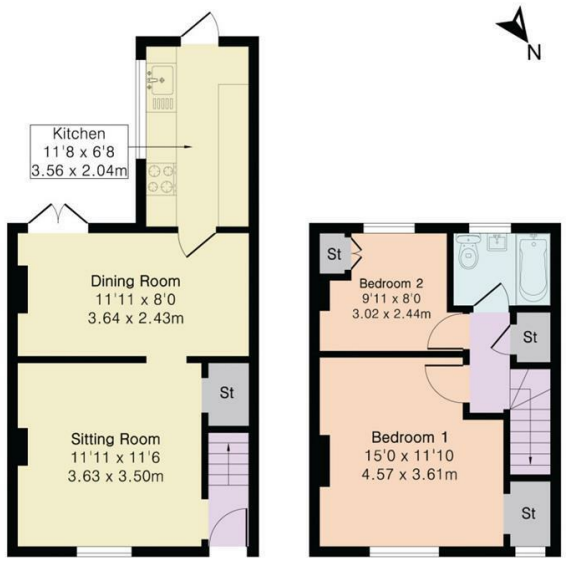








Approximate Gross Internal Area 690 sq ft - 64 sq m
Ground Floor Area 385 sq ft – 36 sq m
First Floor Area 305 sq ft – 28 sq m

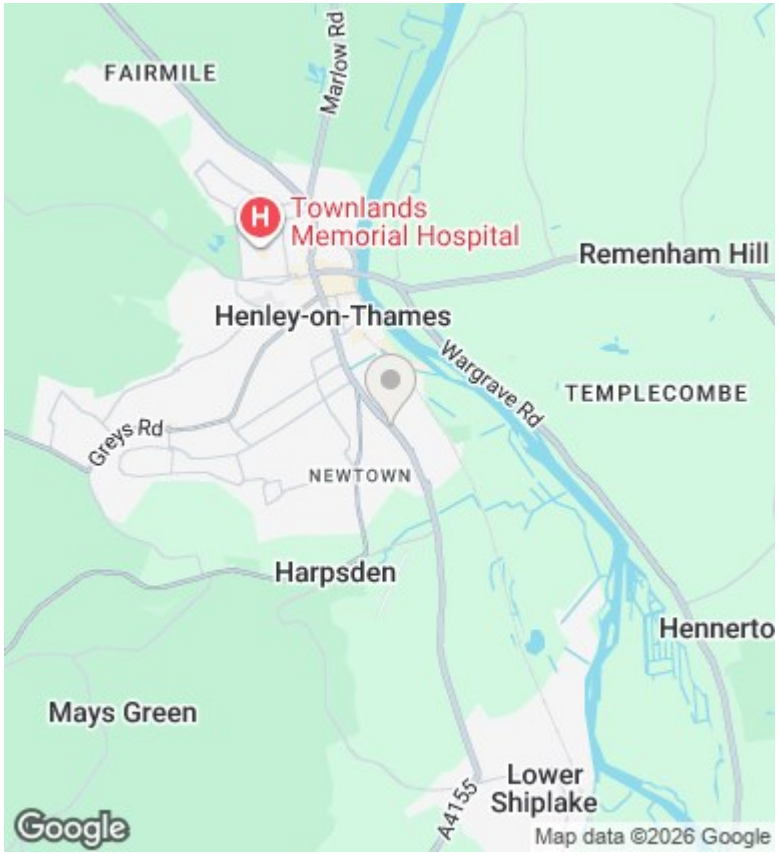


Ground Floor First Floor

PINKPLAN

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.

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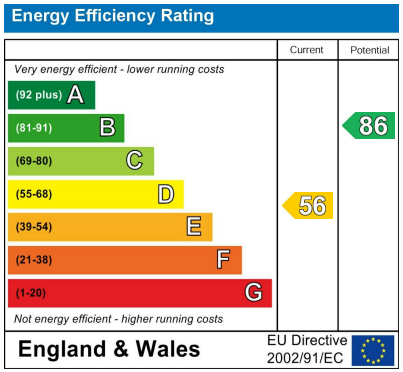


Directions

From our office in Station Road, turn left at the traffic lights into Reading Road. Continue over the mini roundabout and 174 Reading Road will be found on the right hand side just after Niagara Road.

Viewings

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



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