



PHILIP
BOOTH
ESQ.



79 Greys Road, Henley-On-Thames, Oxon, RG9 1TD

£525,000

- A 2-bedroom semi-detached cottage
- Sitting room
- 1st floor bedroom with en suite
- 2nd floor bedroom
- Recently replaced central heating boiler
- Off-road parking
- Modern Kitchen diner
- First floor bathroom
- Garden with detached summer house

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A stylish 2-bedroom semi-detached Victorian home, with accommodation over three floors, benefitting from off-road parking. Situated just a short walk from the town centre. Sitting room, kitchen breakfast room, first floor bedroom with en suite, a separate bathroom, a large 2nd floor bedroom, a private garden with a garden studio/office.



Council Tax Band: D



ACCOMMODATION

The part-glazed front door opens to the sitting room with a double glazed window with a front aspect.

The kitchen features a modern kitchen with fitted wall and base units and composite stone work surfaces over with an inset stainless steel sink. There is space for a fridge-freezer and plumbing for a washing machine. It also features a recently installed wall-mounted Worcester Bosch combination boiler.

Stairs lead to the first floor.

Bedroom 1 is a double with a front aspect. The en-suite shower room has a white suite comprising a shower, a wash hand basin and a low-level w.c.

The recently refurbished family bathroom has a white suite comprising a panelled bath with overhead shower and tiled surround, a low-level w.c., a wide wash hand basin with storage under, a heated towel rail and a window overlooking the rear garden.

Stairs lead up to the 2nd floor.

Bedroom 2 occupies the top floor, with exposed timber beams, dual-aspect windows to the north and west, and a feature chimney breast with flue. A built-in cupboard provides useful storage.

Outside

The south-facing garden features a paved patio terrace with panel fencing. At the rear, a detached garden studio/office offers a dedicated workspace with room for a desk, storage. The rear garden can be accessed from the front, via a pedestrian gate and along a path to the side garden gate.

To the front there is off-road parking for 1 car, plus the ability to park on the road as there are no parking restrictions.

NB. To the right of the drive there is a pedestrian right of way to 81 Greys Road, which is located to the rear of this property.

LOCATION

Living in Greys Road

Greys Road is a residential road with this property being just 0.25 miles from the town centre and railway station, which is approximately a 10 minute walk away.

Henley has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a cinema, an historic 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 road access to London, Heathrow, West Country and Midlands. Henley Station has links with London Paddington via Twyford which is also an TfL Elizabeth Line (Crossrail) station.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

Schools

Primary Schools – Trinity Primary, Sacred Heart Primary

Secondary Schools – Gillotts School

Sixth Form – The Henley College

Private Prep schools – St Mary's School, Rupert House School,

Leisure

There are many local rowing clubs along the river. In addition there are canoe clubs and a sailing club at Wargrave. The world famous Henley Royal Regatta takes place in July followed by the Henley Festival of Arts. The Rewind Festival takes place by the river in August.

Mooring and Marina facilities can be found at Henley, Hambleden and Wargrave.

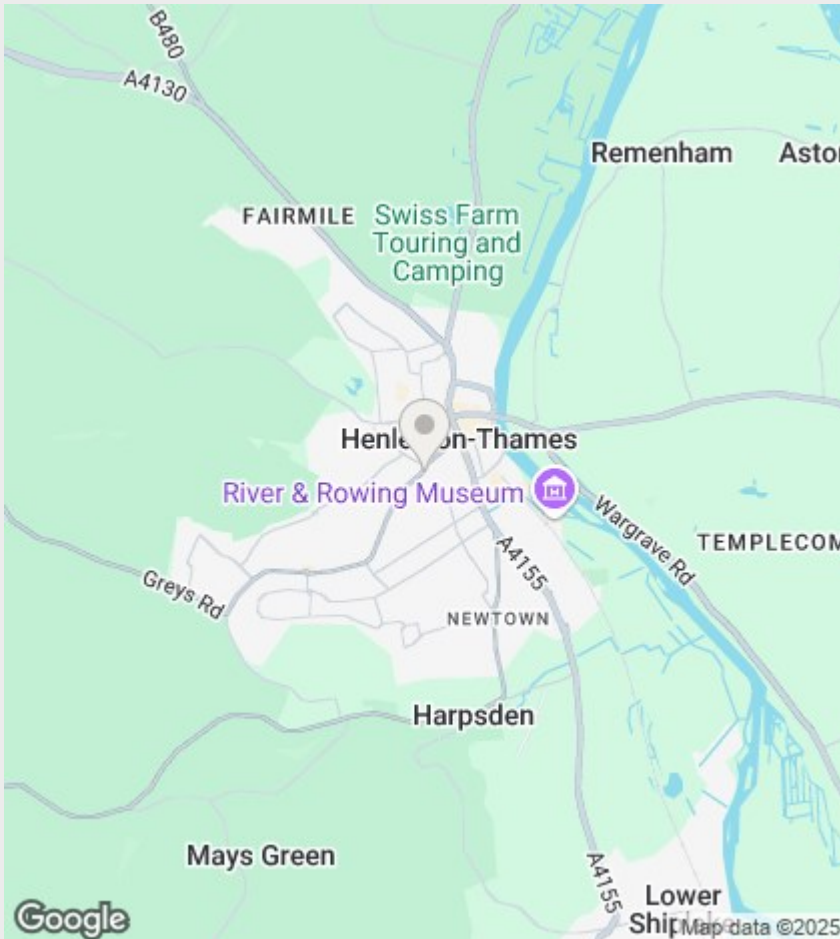
There are local golf clubs at Henley Golf Club, Badgemore Park Golf Club. Other sports clubs include, an active Rugby Club, Hockey, Football and Lawn tennis.

There is superb walking, cycling and riding in the Chiltern Hills, a designated Area of Outstanding Natural Beauty.

Tenure – Freehold

Local Authority - South Oxfordshire District Council

Council Tax - Band D



Directions

From our offices in Station Road, turn right at the traffic lights with the junction with Reading Road, towards the town centre. Turn left into Greys Road. Continue past Albert Road, and Greys Hill, where the property will be found on the left hand side.

Viewings

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

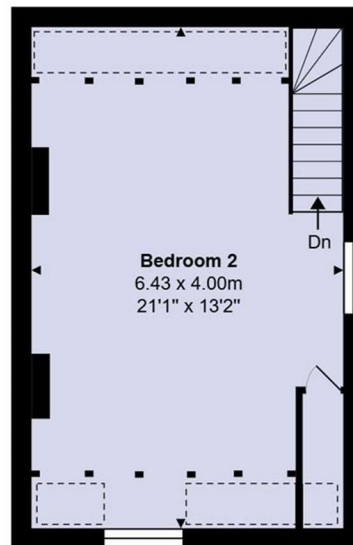
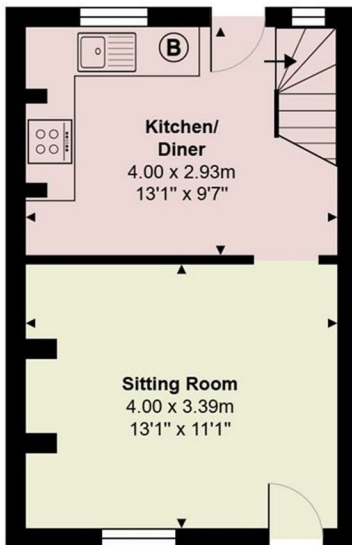
EPC Rating:

D

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Approx. Total Area: 77.2 m² ... 831 ft² (excluding summer house/ home office)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.