# 21 Abrahams Road, Henley-On-Thames, Oxon, RG9 2ET

£625,000

- A spacious semi-detached home
- Fitted kitchen-breakfast room
- Family bathroom
- Close to the town and local schools
- Entrance hall and shower room
- Large reception room
- Wrap around south-facing garden
- Sitting room with open fireplace
- 3 double bedrooms
- Off-road parking for 2 cars

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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# 21 Abrahams Road, Henley-On-Thames RG9 2ET

A spacious 3-bedroom semi-detached home with off-road parking for 2 cars and benefitting from a wrap around south-facing rear garden. Located in a popular and quiet residential road approx. 0.5 miles from Henley town centre and close to Badgemore Primary School.

3 2 1 D

Council Tax Band: E

**ACCOMMODATION**

Enter through the part glazed front door into the entrance hall with a ceramic tiled floor.

The shower-room is a neat three-piece fully tiled room with a corner shower cubicle, a low level w.c and a wash hand basin.

The sitting room has a working fireplace and glazed French doors opening to the south facing rear garden.

The kitchen breakfast room has a rear aspect with glazed French doors. There is a good range of fitted wall and base units with black granite composite work tops including a breakfast bar and inset stainless steel sink unit. There is a built-in single oven with gas hob and extractor hood over and a ceramic tiled floor.

The sun room is a large reception room with triple-aspect and planked wood effect flooring. Currently being used as a study to one end and a playroom to the other. There is the possibility for this room to be a 4th bedroom.

Carpeted stairs lead from the entrance hall to the first floor landing with two storage cupboards.

Bedroom 1 is a large double with front and rear aspect and space for wardrobes.

Bedroom 2 is a double with rear aspect and built-in wardrobes.

Bedroom 3 is a double bedroom with a rear aspect and a built-in wardrobe.

The family bathroom has a three-piece suite comprising a low level w.c, a wash hand basin and a panelled bath with tiled wall and a window with obscure glass.

Outside

The private rear garden is south-facing with a patio with glazed doors from the kitchen and sitting room. Laid to lawn with shrub beds and a rockery. To the side of the house there is a large expanse of lawn fenced by mature hedging and a timber shed. A gate opens to the parking area to the front.

**LOCATION**

Living in Abrahams road

Abrahams Road is a quiet residential road located just 0.5 miles from Henley town centre and 0.25 miles from Badgemore Primary School. Henley railway station is approx 1 mile providing trains to London via Twyford (45 mins). Freemans Meadow recreation ground and play park is a few meters from the front door.

Henley town centre has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a 3 screen cinema, an historic theatre, excellent pubs and restaurants, a bustling market every Thursday and good schools for all ages.

Reading – 9.5 miles
Maidenhead M4 Junction 8/9 – 10.1 miles
London Heathrow – 25.1 miles
London West End – 38.6 miles

Schools

Primary Schools – Badgemore Primary School, Sacred Heart Catholic School

Secondary Schools – Gillotts School
Sixth Form – The Henley College
Private Prep Schools – St Mary's School, Rupert House School
There are buses to Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading, Cranford House, Moulsford and the Abingdon schools.

Leisure
Henley Leisure Centre is located next to Gillotts School and has a swimming pool, sports hall, squash courts and a gym.

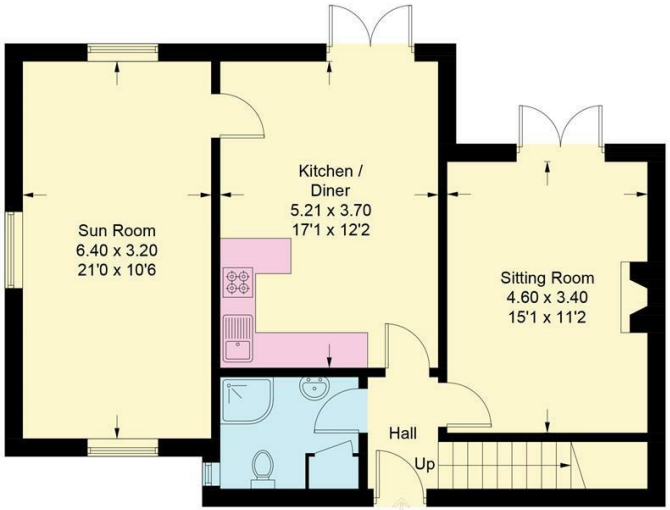
Various River pursuits are available on the Thames, and the world-famous Henley Royal Regatta is an annual highlight of living in Henley. The Henley Festival of Arts is likewise. There are boating marina facilities available at Hambleden, Harleyford and Wargrave.

Golf at Henley Golf Club and Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty.

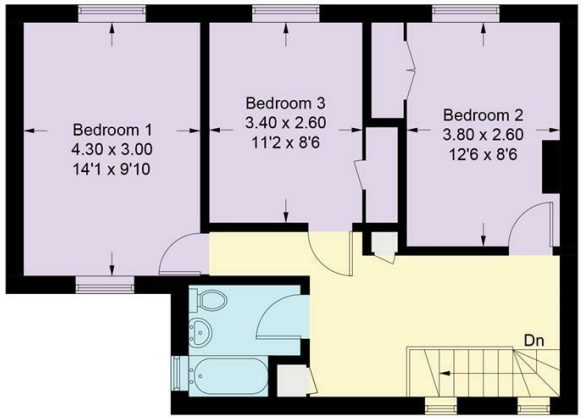
Tenure – Freehold
Services - Mains gas, electricity, water, drainage
Broadband - Ultrafast fibre via Zzoomm, or Superfast via other providers
Local Authority - South Oxfordshire District Council
Council Tax - Band D

## 21 Abrahams Road, Henley-On-Thames, Oxon, RG9 2ET

Approximate Gross Internal Area = 128.37 sq m / 1381.83 sq ft

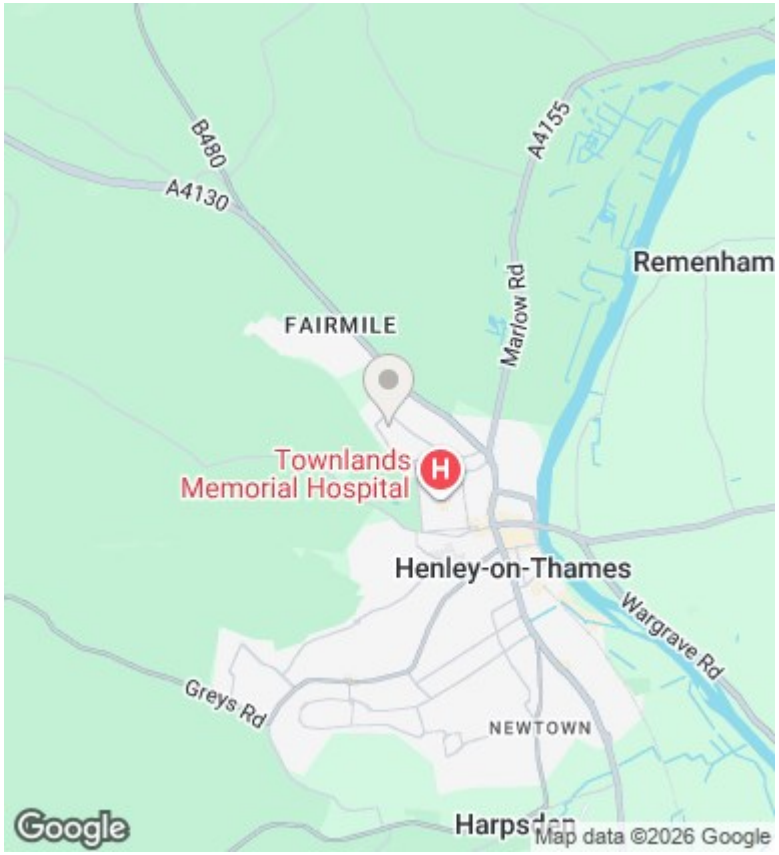



**Ground Floor**




**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1152830)

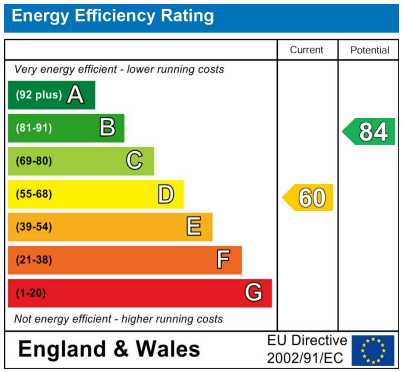



## Directions

From the central traffic lights in Henley town centre (facing the town hall), proceed through the market square and follow the road to the rear of the town hall, into Kings Road. Continue for approx 1/4 of a mile and just after the mini-roundabout turn left into Mount View. Continue into Luker Avenue and take the 3rd left into Abrahams Road. The property will be found on the left hand side.

## Viewings

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

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