PHILIP BOOTH ESQ.

9 Niagara Road, Henley-On-Thames, RG9 1EB

£675,000

- A beautifully presented bay-fronted terraced home
- Open-plan reception room with fireplace
- Bedroom 1 with fitted wardrobes
- A short walk to the railway station and good schools
- Full-width kitchen breakfast room with skylights
- Space for a dining table
- Refurbished first floor bathroom
- Mature private rear garden
- 3 bedrooms over 1st and 2nd floors Space for a dining table
- Bifolding doors from the kitchen to the rear garden

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

sales@philipboothesq.com
www.philipboothesq.com

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A charming light and spacious Victorian mid-terrace home, which has been tastefully extended and refurbished throughout. Featuring three bedrooms, an elegant open-plan living space, full-width kitchen-dining room with bi-folding doors to the private rear garden and benefiting from a first-floor bathroom, it is a beautiful family home on a popular residential road.

3 1 1

Council Tax Band: D

ACCOMMODATION

A Victorian tiled path leads to the panelled front door with a glazed fanlight, which opens into the open-plan reception room.

A bay-window to the front with a fitted window seat provides useful storage. The original cast iron fireplace has glazed tiled slips. To each side of the chimney breast are fitted bookshelves and cupboards.

A versatile space, it is currently laid out as a living room and playroom. There is space for a dining table, and a large internal window provides natural light from the kitchen. Stairs lead to the first floor with bespoke fitted storage underneath.

The impressive full-width kitchen-dining room is flooded with natural light and features a vaulted ceiling with five skylight windows and bi-folding doors that open directly to the private rear garden. A comprehensive range of fitted Shaker-style wall and base units is complemented with quartz work surfaces and an inset Belfast sink with a mixer tap. Integrated appliances include a dishwasher, washer dryer, fridge and freezer. There is space for a gas range cooker with an extractor hood above and a built-in microwave. A central island provides further storage and breakfast bar seating, creating an ideal space for everyday living and entertaining. The room is finished with a flagstone floor incorporating underfloor heating.

Stairs lead to the first floor landing.

Bedroom 1 is a double bedroom with front aspect and benefits from built-in wardrobes and a painted cast iron feature fireplace.

Bedroom 2 is a single bedroom that enjoys pleasant views overlooking the rear garden.

The family bathroom is beautifully appointed with a modern white suite comprising a bath with shower over and metro style tile surround, a vanity wash hand basin, w.c. and underfloor heating.

Bedroom 3 occupies the second floor. It is a double bedroom with eaves storage and skylight window.

The full width bi-folding doors from the kitchen open to a private rear garden with a patio terrace with shrub beds and steps up to the lawned area with mature trees and shrub providing privacy. A shed is tucked away at the rear. A gate provides access to the alley behind, which in turn leads to Niagara Road.

LOCATION

Living in Niagara Road

Niagara Road is a quiet residential road situated just a short level walk from Henley town centre, the railway station and River Thames. There are regular bus services to Reading and High Wycombe with bus stops on Reading Road. Along the road is the 3 Horseshoes Pub - a popular 'local' with an attractive outdoor space, and rave reviews for its food on TripAdvisor. Across the road is the Reading Road 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. The Tesco supermarket is roughly 1/4 mile from the property.

Henley also has a Waitrose supermarket and a host of independent shops and boutiques, a 3-screen cinema and an historic theatre.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station is about an 8 minute walk away, and has direct links with London Paddington (via Twyford Crossrail / Elizabeth Line) 55 minutes.

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

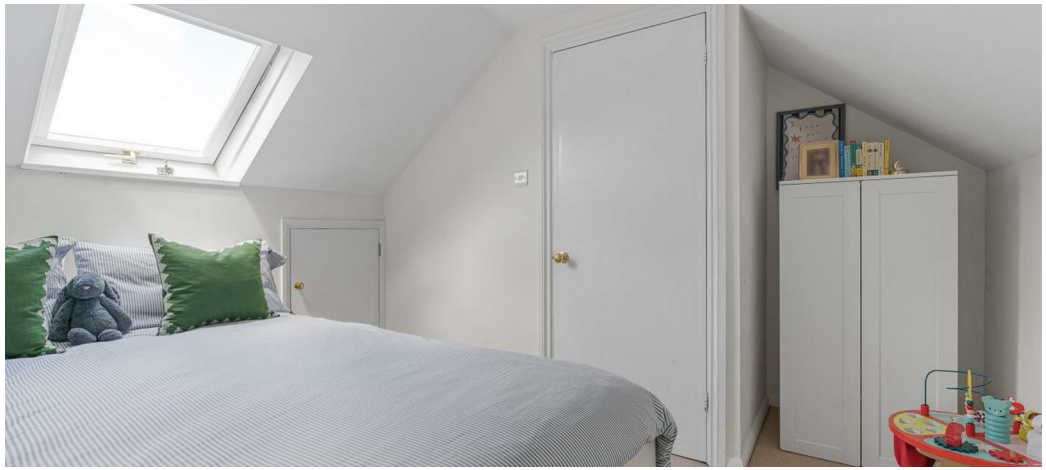
Schools

Primary Schools - Trinity Primary, Sacred Heart Catholic Primary school
Secondary School - Gillotts School
Sixth Form - The Henley College
Prep schools include St Mary's School and 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
Services
Mains Gas, Electric, Water, Sewage
Broadband FTTP up to 2GB download via Zzoomm



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Approximate Gross Internal Area = 86.0 sq m / 926 sq ft

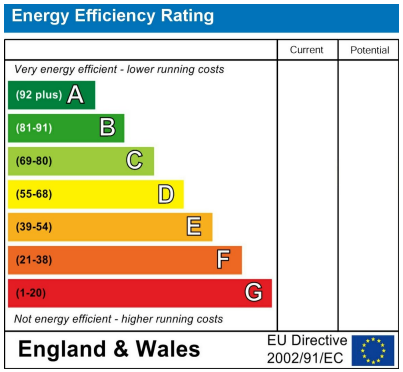
Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1309705)

Directions

From Station Road turn left on to the Reading Road. Continue over the mini-roundabout passing The Three Horseshoes pub. Take the 2nd turning on the right into Niagara Road and you will find the property on the right 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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