

B**PHILIP
BOOTH
ESQ.**

Flat 1, 7 Station Road, Henley-on-Thames, RG9 1AT

£685,000

- Ground floor duplex flat
- Sitting room with fireplace
- Principal bedroom with en suite
- Close to the station
- Private rear garden
- Fitted kitchen
- Cloakroom
- 2/3 bedrooms
- Study/dining room
- Shower room

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Flat 1, 7 Station Road, Henley-on-Thames RG9 1AT

A spacious and newly redecorated duplex flat, located on the ground floor and basement of this attractive bay fronted Victorian terrace. High ceilings, large windows and a private rear garden. Conveniently located just a short walk from Henley railway station and River Thames. No chain



Council Tax Band: D



ACCOMMODATION

Flat 1 is at ground floor level, approached via a communal entrance hall with a staircase leading to the flats on the upper floors.

Ground floor

The front door to the flat opens into an entrance lobby, and a door opening into the sitting room. High ceilings and a bay window allowing plenty of natural light, exposed timber floor-boards, attractive wall panelling and an open fireplace with a brick hearth and an ornate fire surround and fitted shelves either side.

The sitting room opens into a further reception / dining area. A corridor leads to the rear of the flat. The cloakroom has a white suite comprising a low level w.c and wash hand basin. A cupboard houses the gas fired boiler.

The principal bedroom has a fabulous vaulted ceiling with a high level window in addition to two velux windows and copious built-in wardrobes. A door opens into the en suite bathroom, which has a white suite comprising a panelled bath, a shower unit, a wash hand basin and a w.c with a concealed cistern. ?

The kitchen overlooks the rear garden and has an extensive range of fitted, cream coloured gloss, wall and base units with granite work surfaces over. There is a stainless steel sink unit with a hot water tap. Fitted appliances include an integrated fridge freezer, a washing machine, a dishwasher, a built-in Neff double oven and a Neff induction hob with an extractor fan over.

There is space for a table and chairs, with timber flooring and glazed French doors opening to the private rear garden.

Basement

The lower floor has been waterproofed by Stonehouse Property Care, using a robust cavity drain membrane with sump pumps. There are two carpeted

double bedrooms, one with a window looking up to street level. A further study/bedroom 3 and a shower room. The shower room is fitted with a white suite comprising a shower cubicle, a wash hand basin and a low level w.c.

Outside

A particular feature of this flat is the private rear garden, which is enclosed, landscaped and includes an extensive patio with raised shrub beds and a pergola and specimen trees.

To the rear of the garden there is a detached summer-house currently in use as an office / studio, with a separate door on the side opening into a shed. There is a gated rear access from Queen Street

Parking

Henley Town Council operates a Residents Parking Scheme in Station Road and Queen Street, to which residents of Station Road can apply to join.

Tenure - Leasehold - Term 125 years from 1990 (93 years remaining)

Service charge - Costs of maintenance work is shared by the three flat owners by agreement.

Local Authority: South Oxfordshire District Council

LOCATION

Living in Station Road

Station Road is situated in the heart of Henley town centre and benefits from shops nearby including Daisy's Coffee Shop, Station News and Chin Chin Wine Shop. Just a short walk of Henley railway station, the River Thames and town centre amenities.

Henley has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a 3 screen cinema, the historic Kenton Theatre, a bustling market every Thursday and excellent pubs and restaurants, including Shaun Dickens at The Boathouse fine dining restaurant just 250 meters away.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow airport, the West Country and Birmingham in the Midlands. Henley Station provides a regular rail service with trains to Reading and London Paddington via Twyford - (Elizabeth Line and high-speed lines into London).

There are regular bus services to Reading and High Wycombe via Marlow, with bus stops close by.

Reading - 7 miles

Marlow - 7 miles

Maidenhead M4 Junction 8/9 - 11 miles

High Wycombe - 13 miles

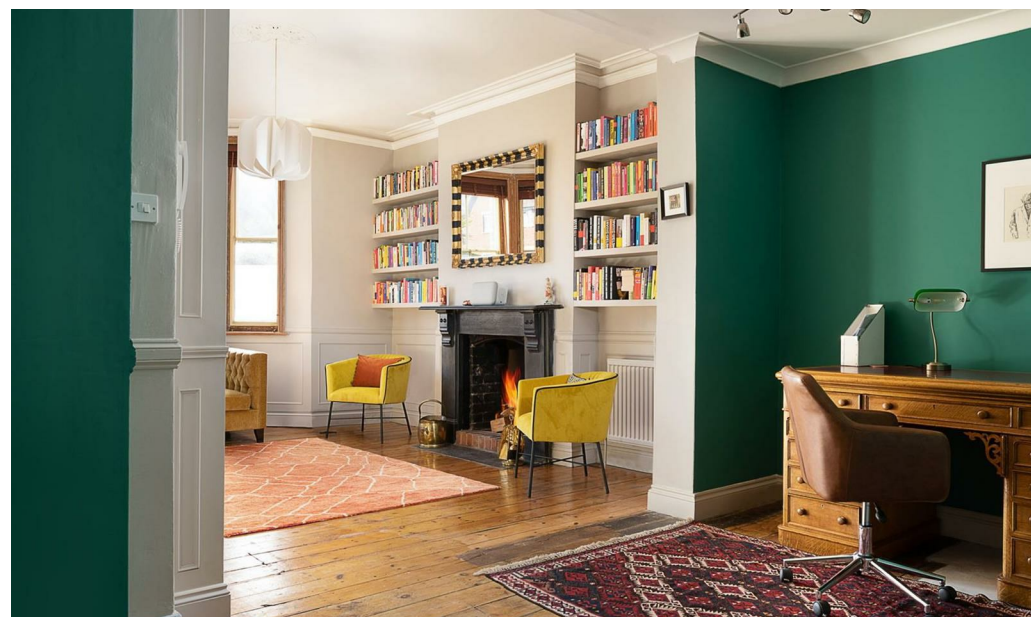
London Heathrow - 25 miles

London West End - 36 miles

Leisure

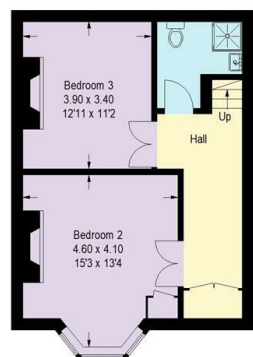
River pursuits are at the centre of most leisure activities in Henley and the world famous Henley Royal Regatta takes place in July. The Henley Festival of Arts follows on from the Regatta, with artists performing on the 'floating stage', with the highly regarded Henley Literary Festival occurring in September.

There are moorings available in the town and marina facilities at Hambleden and Wargrave. Henley Golf Club and Badgemore Park Golf Club are situated just outside of the town. There is superb walking and riding in the Chiltern Hills area of outstanding natural beauty.

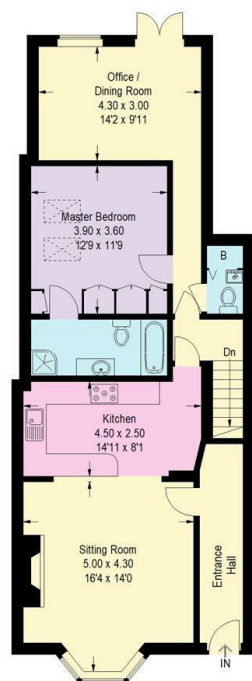




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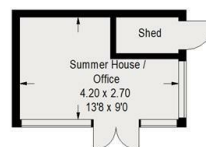


Lower Ground Floor



Ground Floor

Approximate Gross Internal Area
113.2 sq m / 1219 sq ft



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2019 (ID565527)



Directions

From Henley Bridge, turn left by the Angel on the Bridge, bear left into River Terrace and follow the road around into Station Road. The property will be found just before the traffic lights 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 | | |
| (81-91) B | | 79 |
| (69-80) C | 70 | |
| (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 | |