PHILIP BOOTH ESQ.

# 37 Greys Road, Henley-On-Thames, Oxon, RG9 1SB

## £875,000

- Distinctive town centre 4-bedroom end-of-terrace Victorian townhouse
- Sitting room with bay window
- Principal bedroom suite with en suite and dressing room / bedroom 4
- Prime town centre location, walkable to all amenities
- Presented in excellent condition, refurbished and extended
- Open-plan living / dining / kitchen space
- 2 further bedrooms with 2 bathrooms
- Private off-road parking for 2 cars
- Separate utility room and ground floor cloakroom
- Tasteful enclosed patio garden

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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# 37 Greys Road, Henley-On-Thames RG9 1SB

Presented in excellent condition, a fully renovated 4-bedroom end-of-terrace Victorian townhouse in the heart of Henley town centre, with open-plan living, a separate reception room, a utility room, spectacular principal bedroom suite with en suite, dressing room / bedroom 4, 3 further bedrooms and 2 further bathrooms. Elegant south-facing courtyard garden. 2 private off-road parking spaces.

Located on the corner of Greys Road and Albert Road it is conveniently located a short walk from the town centre, railway station and the river.

4 2 2 D

Council Tax Band: F

**ACCOMMODATION**

The attractive bay-fronted elevation is a 2-tone brick with decorative features. The pedestrian gate opens into the front garden with ornate tiling. A part-glazed front door leads into the entrance hall, with 'French Weave' patterned Amtico flooring, and fitted with useful bespoke storage cupboards and a boot-room style bench seat.

The generous front sitting room has a large bay window to the front, a Victorian cast-iron fireplace, high ceilings and further Amtico flooring. It is currently in use as a playroom but would make a comfortable further reception room or a generous home office.

Up a step into the main accommodation with a staircase leading to the first floor. The cloakroom has a white suite comprising a w.c. and wash-hand basin.

The main living area is a very sociable open-plan space. The living room has space for multiple sofas, and features sliding doors to the courtyard garden and space for a small dining table.

The modern kitchen features contemporary walnut-style wall and base units, with quartz composite worktops and on the island with breakfast bar, and attractive lighting over. Integrated appliances include a fridge freezer, a dishwasher, a double oven, a microwave and an induction hob. The sink sits beneath a window to the side. There is a hidden door to the rear of the kitchen leading into the utility room, with additional wall and base units and space for a washing machine and tumble dryer, a stainless steel sink, and a window to the rear. From the kitchen, a set of bifold doors is set into an exposed brick wall, and leads out to the patio garden.

The central staircase is carpeted, with oak and safety glass balustrades.

From the carpeted first-floor landing with a west-facing window to the side, and into the sumptuous principal bedroom suite. With a pair of windows to the front, with fitted plantation shutters, this very large double bedroom has fitted panelling and wall-mounted bedside lighting. Through to the en suite with a walk-in shower, a generous vanity with drawers under, a w.c. and a heated towel rail. The carpeted dressing room also serves as bedroom 4, and has a bright south-facing aspect, fitted wardrobes and ample space for free-standing dressing table. A door leads into the airing cupboard, with the gas boiler and the 'megaflow' pressurised hot water tank. A second door leads out to the hallway.

The family bathroom has a window to the side with plantation shutters, and features decorative panelling, a freestanding bath, a w.c., wash hand basin in a vanity unit and a heated towel rail.

Bedroom 3 is a carpeted single bedroom with a south-facing aspect and with wall-to-wall fitted wardrobes.

A carpeted staircase leads to the second generous double bedroom (2) with generous proportions and dormer windows on 2 aspects, with fitted plantation shutters. The room has a number of integrated wardrobes. The en suite bathroom has a tiled walk-in shower, with a wash hand basin set in a drawer vanity unit, with a w.c. and heated towel rail.

OUTSIDE

The property has made the most of outdoor space, with an enclosed paved courtyard dining area with raised beds and attractive planting. Up some steps to a further rear garden space with convenient artificial grass and a garden shed. A pedestrian gate leads through the fencing out to the paved area with 2 private parking spaces, accessed from Albert Road.

**LOCATION**

Living in Greys Road

Greys Road is an established residential road with 37 Greys Road being in the heart of the town centre, on the corner of Albert Road, and across from Greys Road car park. On the doorstep is a wide selection of shops, including a Waitrose supermarket. There are both national retail brands and boutique shops, a cinema, an historic theatre, excellent pubs, cafes and restaurants, a bustling market every Thursday and good schools for all ages.

Local Schools:

Primary Schools – Trinity Primary (in catchment), Sacred Heart Primary

Secondary Schools – Gillotts School

Sixth Form – The Henley College

Private Prep schools – Rupert House School.

Private secondary schools pick up from the Greys Road car park, including Queen Anne's

Caversham, Shiplake College, Reading Bluecoat, the Oratory and the Abingdon schools.

37 Greys Road is only an 8-minute walk to the railway station. 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 a TfL Elizabeth Line station.

Reading – 7 miles
Maidenhead M4 Junction 8/9 – 11 miles
London Heathrow – 25 miles
London West End – 36 miles

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 is a sports centre located approximately 1 mile away next to Gillotts School. Phyllis Court private members club is less than 1 mile away, and boasts not only a gym and swimming pool but social clubs and member facilities. 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 F
Services - All mains services and gas central heating
Broadband - Ultrafast FTTP provided by Zzoomm fibre

**Approximate Gross Internal Area 1772 sq ft - 165 sq m**

Ground Floor Area 718 sq ft – 67 sq m
First Floor Area 718 sq ft – 67 sq m
Second Floor Area 336 sq ft – 31 sq m

PINK PLAN

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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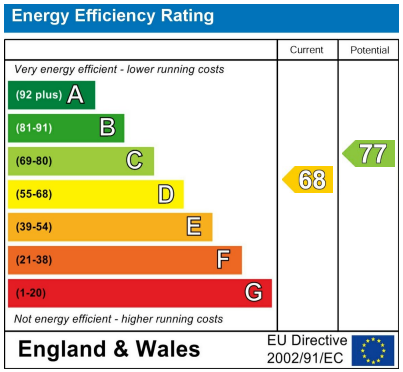
## Directions

From our 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 where the property will be found on the left hand side on the corner of Albert Road.

## Viewings

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

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