



PHILIP
BOOTH
ESQ.



11 Milton Close, Henley-On-Thames, Oxon, RG9 1UJ

£575,000

- A 3-bedroom semi-detached home
- Cloakroom
- Bedroom 1 with shower cubicle
- Car parking and a garage
- Tucked-away location close to the town centre
- Open-plan reception room
- 2 further first floor bedrooms
- Entrance hall
- Fitted kitchen
- Bathroom

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11 Milton Close, Henley-On-Thames RG9 1UJ

A mid-century modern 3-bedroom semi-detached home, benefitting from a private rear garden, parking and a garage to the side. Tucked away in a peaceful cul-de-sac, just a few minutes' walk from Henley town centre. No onward chain.



Council Tax Band: E



ACCOMMODATION

A part-glazed front door opens to the entrance hall, with a useful storage cupboard.

The cloakroom has a low-level w.c. and a wash hand basin with a built-in cupboard for storage.

The generous open-plan reception room has front and rear aspects with sliding patio doors opening onto the rear terrace. The sitting area has a decorative fireplace with an electric coal-effect fire. In the dining area there is plenty of space for a dining table.

The kitchen features a range of cream coloured wall and base units with contrasting work surfaces over, and a matching breakfast bar. A white enamel inset sink unit with mixer tap sits beneath the window which overlooks the private rear garden. There is a built-in electric double oven, a gas hob with extractor fan over. There is plumbing for a washing machine and space for a fridge freezer.

A lobby contains a large cupboard offering additional storage, which could also serve as a pantry. An external door leads out to the side of the property.

Stairs lead up to the first floor.

Bedroom 1 is a large double room, featuring a compact shower room, built-in wardrobes and a private balcony accessible via a glazed door.

Bedroom 2 is a double room with built-in cupboards and a window overlooking Gravel Hill.

Bedroom 3 is a single room, offering space for a single bed with built-in

cupboards.

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

OUTSIDE

To the side, the property benefits from a driveway providing parking and access to the garage. The private enclosed rear garden has a patio terrace, easily accessible via sliding doors from the dining room. A wooden pedestrian gate leads around to the side of the property and the garage

LOCATION

Living in Milton Close

Milton Close is a popular residential road conveniently situated approximately 0.25 miles from Henley town centre and 0.5 miles from the railway station. The property is also ideally situated for several good primary schools. Gillotts School is within walking distance and Henley College is close by.

Henley has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a cinema, a 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 access to London, Heathrow, West Country and Midlands. Henley Station has direct links with London Paddington 55 minutes (via Twyford Elizabeth Line). There are regular bus services to the larger towns of Reading and High Wycombe, via Marlow.

Schools

Primary Schools - Badgemore and Valley Road

Secondary Schools - Gillotts School

Sixth Form - The Henley College

Private - St Marys School, Rupert House School.
Buses operate to the larger Private Schools in Shiplake, Reading and Abingdon.

Leisure

The world-famous Royal Regatta takes place in July followed by the Henley Festival of Arts. Rewind Festival in August and Henley Literary Festival in September.

River pursuits include rowing, kayaking and sailing. Marina facilities at Harleyford and Wargrave; Golf at Henley Golf Club and Badgemore Park. Sports clubs Rugby, Hockey, Football and Lawn tennis.

There is superb walking, cycling and riding in the Chiltern Hills, a designated area of outstanding natural beauty. The Henley Park Run takes place in Tilebarn Close.

Phyllis Court is a private members country club, situated on the river has a gym and indoor pool and is a great place to socialise.

Tenure – Freehold

Services - All mains services

Broadband - Ultra fast broadband is available via Zzoomm

Local Authority - South Oxfordshire District Council

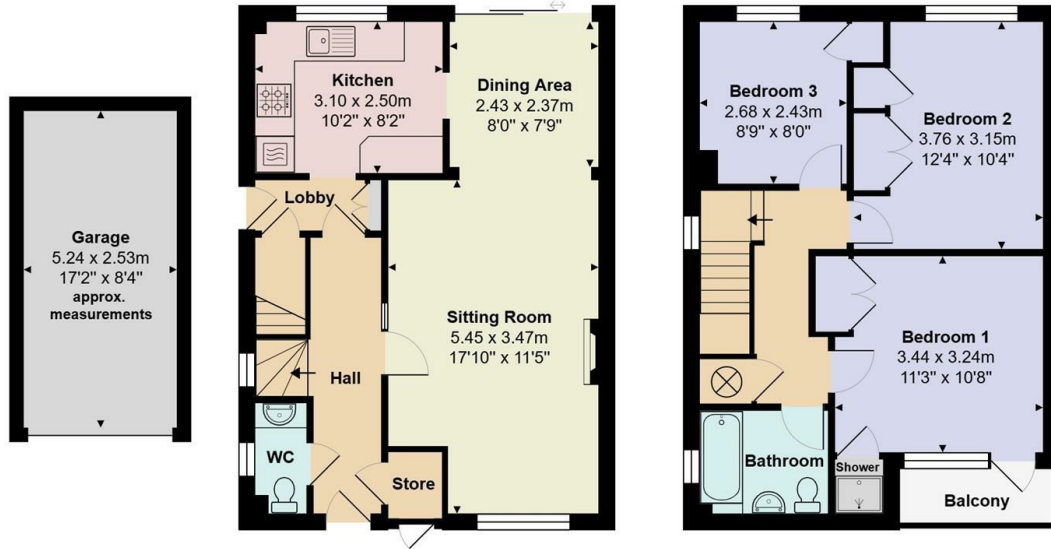
Council Tax - Band E



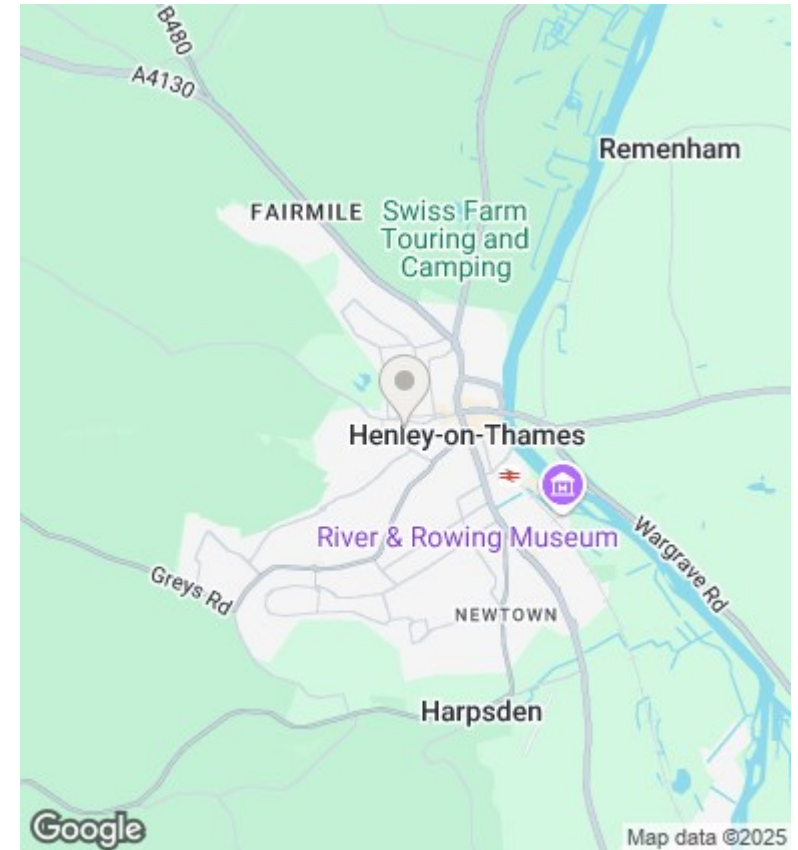


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Approx. Total Area: 89.9 m² ... 967 ft² (excluding garage, balcony)



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.



Directions

From our offices in Station Road turn right at the traffic lights, towards the town centre into Reading Road. At the next set of traffic lights turn left into Greys Road. Continue past the entrance to the car park on the right and take the next turning right into Deanfield Avenue. Continue up the hill, passing Henley College on your right, and turn right into Milton Close. Turn first left where the property will be found at the very end on the right hand side.

Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	61	
(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	