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## 60 Elizabeth Road, Henley-On-Thames, Oxon, RG9 1RA

£825,000

- An extended and refurbished family home
- Separate utility room
- Principal bedroom with en suite
- Off-road parking for 2/3 cars
- Fabulous open plan living space with roof lantern
- Sitting area with wood-burner
- 3 further bedrooms and bathroom
- Fitted kitchen with marble worktops
- Study/playroom
- Private rear garden

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# 60 Elizabeth Road, Henley-On-Thames RG9 1RA

A tastefully extended and refurbished 4-bedroom home in a quiet residential neighbourhood close to good local schools. Striking open-plan living / dining / kitchen extension with bi-fold doors to a rear patio and garden. Utility room. Small family room / study. Principal bedroom with en suite, and 3 further bedrooms with a family bath. Off-road parking for 2/3 cars.



Council Tax Band: E



## ACCOMMODATION

The house has been extended over the garage and features rendered elevations with a driveway providing parking for 2/3 cars and access to the garage.

The part-glazed composite front door opens into the entrance hall with a useful storage cupboard and a staircase to the first floor accommodation.

The cloakroom features a w.c. and a wash hand basin.

The study/playroom has a front aspect and space for a desk.

The open-plan living space is a real wow with polished timber floors and roof lantern to the rear. The sitting area has a stylish wood-burning stove with fitted floating shelves and low-level cupboards and an under-stairs storage cupboard.

The newly refurbished kitchen/dining room features white shaker style wall and base units, with a marble worktops and splash-backs. It is designed with a central island to add useful storage and food preparation space, wine storage and drinks fridge to one end and a breakfast bar. A Belfast sink with brass mixer tap sits beneath a window overlooking the rear garden. Integrated appliances include a dishwasher There is space for an American style fridge freezer and a range cooker. The dining area has space for a long rectangular table with bifold doors opening out to the rear garden.

The utility room has a door from the kitchen/diner, and features a sink, further fitted wall and base units with a worktop, plumbing for a washing machine and tumble dryer. A door opens into the integral garage, which has an electric up-and-over door, with light & power. In the corner there is pet wash comprising a raised shower tray with a shower.

From the hallway stairs lead up to a first floor landing.

The principal bedroom has a window to the rear, a fitted wardrobe, and a recently

modernised en suite shower room, a floating wash hand basin, a w.c. and a ceramic tiled floor.

Bedroom 2 is a carpeted double with a bay window to the rear, and fitted wardrobes.

Bedroom 3 has a window to the front.

The family bathroom has floor-to-ceiling tiles, ceramic tiled floor, a window to the rear with obscure glass, a bath with shower over, a w.c. and a wash hand basin set on top of useful storage cabinets.

Bedroom 4 is a single bedroom with a window to the rear.

## OUTSIDE

The enclosed rear garden is laid to lawn with mature trees and enclosed by panel fencing.

To the front there is off road parking for 2/3 cars and access to the garage.

## LOCATION

Living in Elizabeth Road

Situated on the edge of Henley and convenient for Valley Road Primary School, Gillotts Secondary School and Henley Leisure Centre. There is a regular bus service from Greys Road into Henley town centre.

The 'Top Shops' are close-by and offer a 'One Stop' convenience store, a barber shop, a laundrette, the 'Happy Wok' Chinese take away and Herbies Pizza.

Henley town centre has a wide selection of shops, including a Waitrose supermarket; there are many independent shops and boutiques, a 3-screen cinema, a historic theatre, excellent pubs and restaurants and a bustling market

every Thursday.

The commuter is well provided for with the M4/M40 motorways giving access to London, Heathrow airport, the West Country and the Midlands.

Henley Station has links with London Paddington (via Twyford) The Elizabeth Line will take passengers to The City and Canary Wharf.

Reading - 7 miles

Maidenhead M4 Junction 8/9 - 11 miles

London Heathrow - 25 miles

London West End - 36 miles

#### Schools

Primary Schools - Valley Road primary school (Good)

Secondary Schools - Gillotts School (Outstanding)

Sixth Form - The Henley College.

Prep schools - St Mary's School, Rupert House School, Private schools - buses to Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading 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. There is Golf at Henley Golf Club and Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty. There are many activities on the River Thames including rowing, kayaking and paddle boarding clubs.

#### Tenure - Freehold

Local Authority - South Oxfordshire District Council

Council Tax - Band E







## 60 Elizabeth Road, Henley-on-Thames, Oxon RG9 1RA

Approximate Gross Internal Area = 158.9 sq m / 1710 sq ft  
(Including Garage)

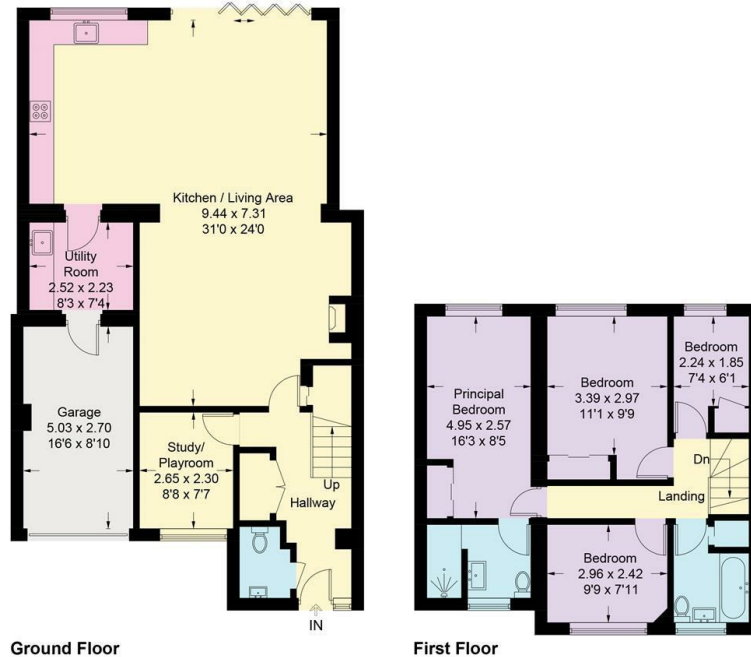
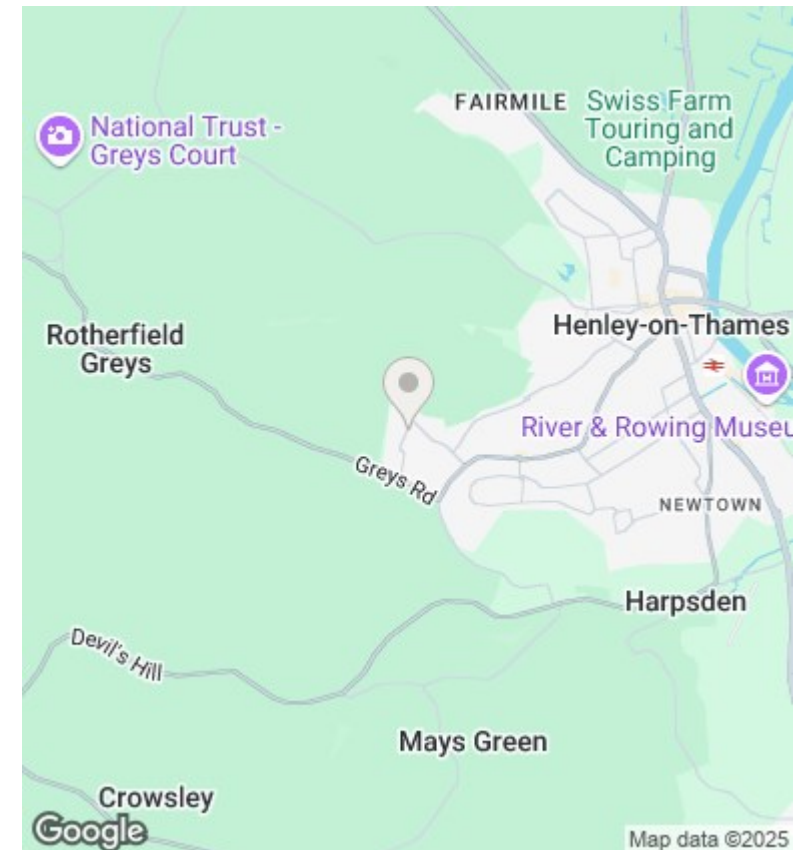


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1210917)



## Directions

From our offices in Station Road, at the lights turn right onto Reading Road towards the town centre. At the lights turn left into Greys Road and continue up the hill passing the Saracens Head. Continue over the roundabout by the parade of shops. Pass the turning to Gillotts Lane on your left continue on and take the next right into Elizabeth Road. The property will be found on the left just past St Marys Close.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		