



PHILIP
BOOTH
ESQ.



24 Niagara Road, Henley-On-Thames, Oxon, RG9 1EB

£585,000

- Classic 1930s semi-detached home
- Kitchen with utility area
- Enclosed south-facing rear garden with mature borders
- No onward chain
- Partially refurbished with opportunity to modernise and extend STPP
- 3 double bedrooms, recently redecorated
- Excellent location for railway station and local schools
- 2 reception rooms
- Family bathroom
- Level walk to the town centre

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

A 3-bedroom semi-detached home built in the 1930s, presenting an opportunity to modernise and extend, subject to permissions. Popular residential road, close to good local schools, and a level walk to the train station and town centre. 2 reception rooms, large kitchen with separate utility, 3 double bedrooms and a family bathroom. South-facing rear garden. No onward chain.



Council Tax Band: D



ACCOMMODATION

This property has been partially refurbished, and there exists scope to further modernise and extend, subject to planning permission.

The front elevation is a classic 1930s frontage, with space for a welcoming front garden. Entering through a part-glazed front door into the hall, with stairs to the first floor and access into the sitting room. The generous carpeted sitting room features a bay window to the front with fitted plantation shutters and a radiator underneath, and an open fireplace with cupboards to either side. Through to the dining room, where there is strip wood flooring, built-in shelving, a window to the side with plantation shutters, and a doorway to useful under-stairs storage.

The bright south-facing kitchen has a tiled floor, white wall and base-level units, with a granite effect worktop, a ceramic 1.5 bowl sink with a draining board, with a tiled splash-back beneath a window which looks out over the garden. There is space and plumbing for a dishwasher, a range oven and space for a free-standing fridge/freezer. A stable door leads out to the garden. To the side of the kitchen is a utility space with a w.c. and a window to the rear.

Up the stairs to the first-floor landing.

Bedroom 1 has a bay window with front aspect and fitted plantation shutters, carpeted, with a useful cupboard and decorated an attractive terracotta colour.

Bedroom 2 is a carpeted double with a rear aspect, which has been recently decorated.

Bedroom 3 is a carpeted double with a rear aspect, which has been recently decorated.

The tiled family bathroom features a panel-enclosed bath with shower over, a w.c. and wash hand basin, with a heated towel rail, and a window to the side.

OUTSIDE

The house benefits from a fence-enclosed South-facing rear garden. The garden is primarily lawn, with some decking, and mature shrub borders and trees. Access is via pedestrian gate from the side of the property, or from the kitchen.

AGENT'S NOTE

The EPC (D) has expired and will be updated in due course.

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. Down 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 Esso Petrol 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 Hambleton 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



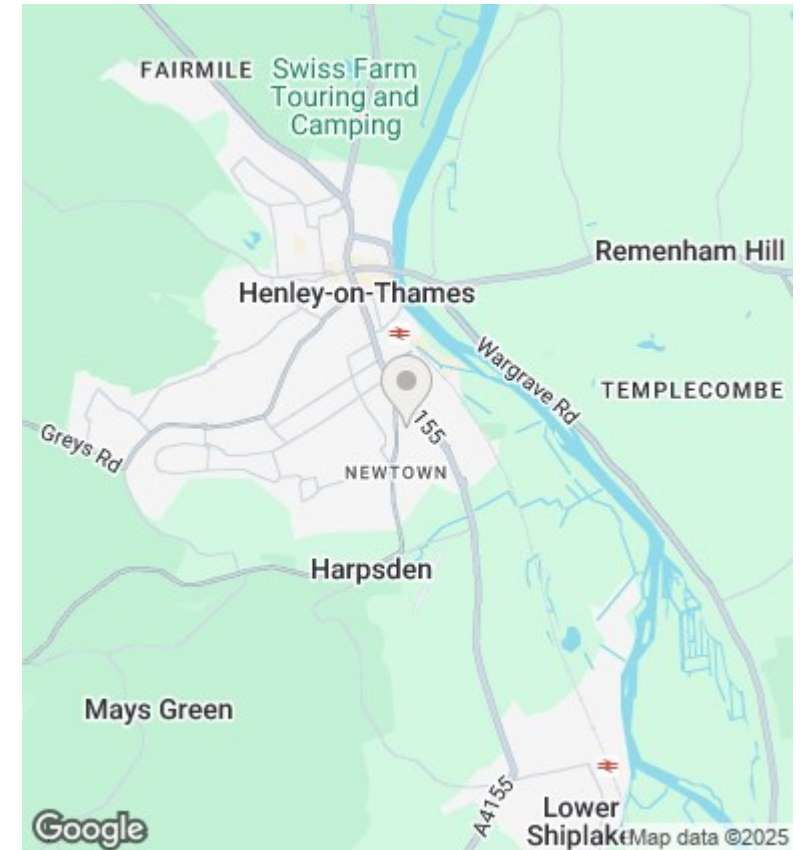


24 Niagara Road

Approximate Gross Internal Area = 91.0 sq m / 987 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1240870)



Directions

Viewings

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	