

B**PHILIP
BOOTH
ESQ.**

135 Greys Road, Henley-On-Thames, RG9 1TE

£465,000

- A Victorian mid-terraced home
- Recently installed kitchen
- Bedroom 2 with a shower and basin
- Close to Henley town centre
- Sitting room
- Downstairs cloakroom
- South facing rear garden
- Separate dining room
- Bedroom 1 with an ensuite bathroom
- New roof and a new boiler in the last 4 years

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A stylish Victorian terraced home situated just a 10 minute walk from the Henley town centre. The property has been updated in recent years including a new central heating boiler and a new roof. Features include a south facing garden, a recently installed kitchen, downstairs w.c., two double bedrooms (one with an en-suite bathroom). Perfect for the commuter with easy access to the railway station.



Council Tax Band: D



ACCOMMODATION

A recently modernised 2-bedroom Victorian mid-terrace home located a short walk from Henley market square and railway station.

Steps lead from the pavement up to the front door, which opens into the entrance hall.

The dining room has a front aspect with a chimney breast and an under stairs recess currently housing a desk.

The sitting room has a rear aspect window overlooking the garden. There is a chimney breast with recesses to each side featuring floating shelves and useful storage cupboards.

The recently modernised kitchen features a good range of white wall and base units with contrasting counter tops with an inset stainless steel sink unit with a mixer tap and coloured glass splash backs. A built-in electric oven, 4-ring gas hob with hood over. A cupboard houses the recently replaced boiler. Plumbing for a dishwasher, washing machine and space for a larger style fridge/freezer. Door to the rear garden.

The cloakroom has a modern white suite comprising a low level w.c and a wash hand basin.

A staircase leads from the entrance hall to the first floor.

Bedroom 1 is a double bedroom with a rear aspect and built-in wardrobes. A door opens to the en suite bathroom comprising a bath/shower, a wash hand basin and a w.c. and tiled flooring.

Bedroom 2 is a double bedroom with a front aspect and built-in wardrobes.

There is a corner wash hand basin and a door opening to a shower.

The south facing rear garden features a brick paved patio and is fully enclosed by panel fencing and slatted fencing. A pedestrian gate opens to provide rear access.

LOCATION

Living in Greys Road

Greys Road is a residential road with this property being just 0.25 miles from the town centre and railway station, which is approximately a 10 minute walk away.

Henley has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a cinema, an historic 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 road access to London, Heathrow, West Country and Midlands. Henley Station has links with London Paddington via Twyford which is also an TfL Elizabeth Line (Crossrail) station.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

Schools

Primary Schools – Trinity Primary, Sacred Heart Primary

Secondary Schools – Gillotts School

Sixth Form – The Henley College

Private Prep schools – St Mary's School, Rupert House School,

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 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

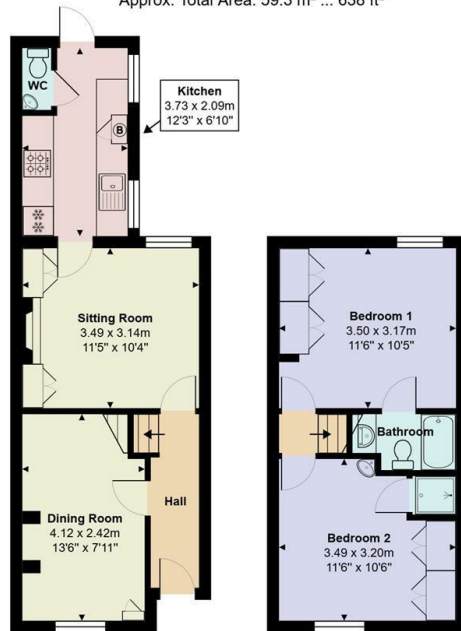
Council Tax - Band D



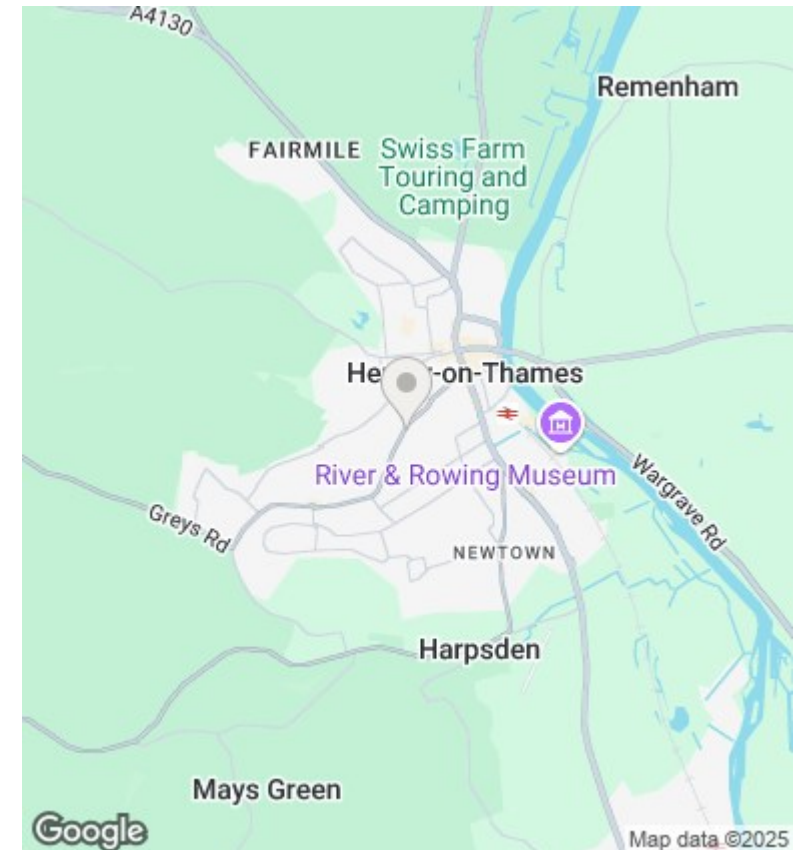


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Approx. Total Area: 59.3 m² ... 638 ft²



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 with the junction with Reading Road, towards the town centre. Turn left into Greys Road. Continue past Albert Road, and up the hill passing the Saracens Head pub, where the property will be found on the left 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	