PHILIP BOOTH ESQ.

12 Gravett Close, Henley-on-Thames, RG9 1XW

£500,000

- End-of-terrace 3 bed home in quiet location
- Separate laundry utility, and cloakroom
- Rear garden with lawn, shrubs, perennials and wildflowers
- Close to local amenities and schools
- Generous bright sitting room
- 2 double bedrooms and 1 single bedroom / study
- Separate garage in a bloc, split into functional halves
- Extended open-plan kitchen / dining room
- Family bathroom
- Front garden with path, next to footpath

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

sales@philipboothesq.com
www.philipboothesq.com

12 Gravett Close, Henley-on-Thames RG9 1XW

An extended end-of-terrace home situated in a quiet cul-de-sac, offered in good condition throughout and benefitting from an open-plan kitchen breakfast room, a separate utility room and cloakroom. Located approximately 1 mile from the town centre and a short walk from the 'top shops' on Greys Road. The property also enjoys an enclosed rear garden with a pedestrian rear access and a garage.

3 1 1 D

Council Tax Band: D

ACCOMMODATION
A footpath leads to the part-glazed front door. The entrance hall has a coat cupboard with concertina doors.

A further glazed door opens into the main living space, with stairs to the first floor, a large picture window to the front and a fireplace.

A door opens in to the kitchen breakfast with a range of fitted 'Shaker style' wall and base units with contrasting granite effect work surfaces over and an inset single drainer sink unit below the window overlooking the rear garden. There is an integrated dishwasher, space for a 'range' style oven with a gas point and a fitted stainless steel extractor fan over. A rear aspect with a window and glazed French doors opening to the private rear garden.

There is a separate utility room with fitted storage cupboards, a sink unit, plumbing for a washing machine and tumble dryer. A door opens to the cloakroom with a white suite comprising a w.c. with concealed cistern and a wall mounted wash-hand basin.

Up the stairs the landing has an airing cupboard and loft hatch.

Bedroom 1 is carpeted and has a window to the front, a floor to ceiling wardrobe.

Bedroom 2 overlooks the garden.

Bedroom 3 looks to the front and has a wardrobe.

The family bathroom has a white suite comprising a panel enclosed bath with shower over and shower screen, a w.c. and wash-hand basin.

OUTSIDE
The private enclosed rear garden has a paved terrace leading to the mature garden with an area of lawn. There is a pedestrian gate at the rear which provides access to a pathway which leads to the car park. A door opens to the back of the garage which has been converted into a studio.

To the front of the garage there is an up and over door.

LOCATION
Living in Gravett Close
Gravett Close is situated to the west of Henley town centre. Henley Station is 1 mile away and there is a regular bus service to Henley with bus stops on Greys Road.

The 'Top Shops' are just a short walk away and offer a 'One Stop' convenience store, a laundrette, a Barber shop, 'Happy Wok' Chinese takeaway, Herbies Pizza and Burger takeaway.

Henley town centre 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 links with London Paddington via Twyford either via the main-line or the Elizabeth Line - Crossrail.

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

Schools
Primary Schools – Sacred Heart Primary & Valley Road
Secondary Schools – Gillotts School
Sixth Form – The Henley College
Private – Rupert House School,
Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading.

Leisure
There are paths leading to open countryside just around the corner. Henley Leisure Centre is located next to Gillotts School and has a swimming pool, sports hall, squash courts and a gym. Various River pursuits on the Thames and the world famous Henley Royal Regatta. The Henley Festival of Arts. Boating marina facilities available at Hambleden, Harleyford and Wargrave. Golf at Henley Golf Club and Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty.

Tenure – Freehold
Local Authority - South Oxfordshire District Council
Council Tax - Band D

12 Gravett Close, Henley-on-Thames, Oxon RG9 1XW

Approximate Gross Internal Area = 82 sq m / 882 sq ft

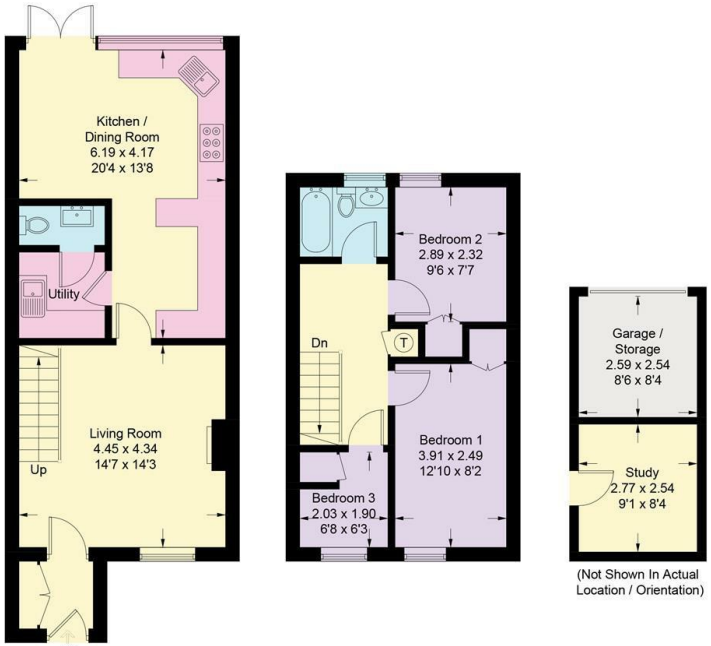
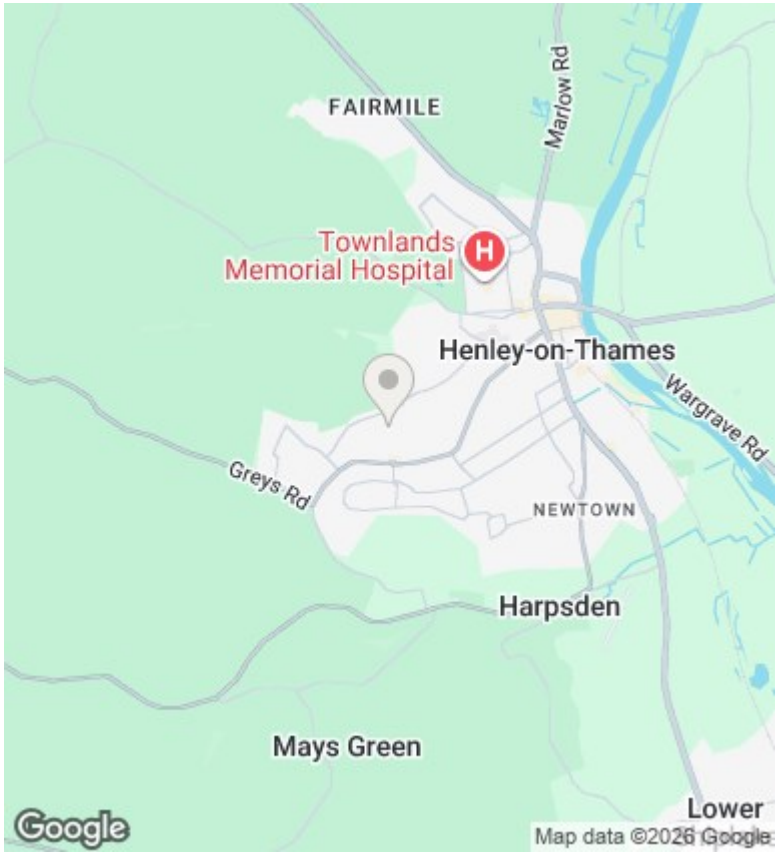


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1308940)

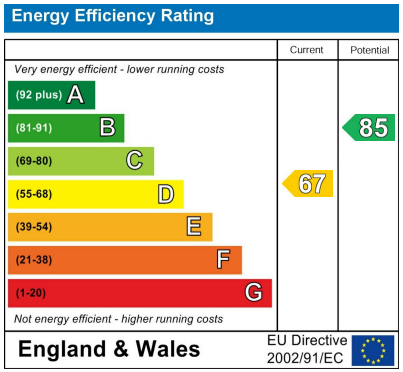


Directions

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 and continue past Albert Road, and continue up the hill passing the Saracens Head pub on the left and at the roundabout turn right into King James Way. Take the 2nd turning on the left into Gravett Close where you will see no.12 on the right hand side.

Viewings

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



Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

sales@philipboothesq.com
www.philipboothesq.com