



PHILIP  
BOOTH  
ESQ.



## 27 The Close, Henley-On-Thames, Oxon, RG9 1SR

£765,000

- Refurbished 3 / 4 bedroom semi-detached home
- Study / bedroom 4 with en suite on ground floor
- En suite bathroom
- Approx .5 mile from town centre and railway station
- Quiet cul-de-sac location
- 2 double bedrooms and family bathroom on 1st floor
- Landscaped rear garden with raised beds
- Open-plan living / kitchen / dining space
- Principal bedroom with views on 2nd floor
- Driveway parking for one car

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

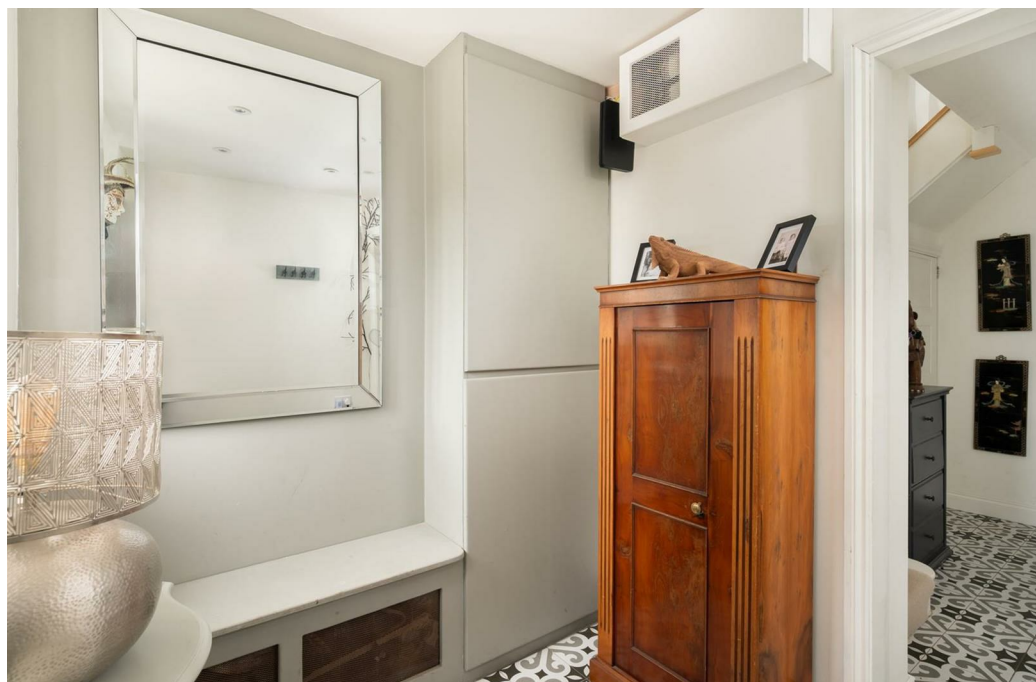
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## 27 The Close, Henley-On-Thames RG9 1SR

An attractive refurbished and extended 3/4 bedroom semi-detached home in a quiet residential location just 0.5 mile from Henley town centre and station. Dramatic open-plan kitchen / dining / family room with bifold doors to garden, ground floor study / bedroom 4, with en suite. 3 further double bedrooms and 2 bathrooms. Enclosed terraced rear garden. Off-road parking for 1 car.



Council Tax Band: D





## ACCOMMODATION

Up the private drive and to the modern composite front door. The facade is brick, with modern dark grey double-glazed windows.

Into the hallway, with an attractive tiled floor and useful integrated wooden bench and storage. An under-stairs cupboard provides further storage, and a cupboard contains the washing machine and tumble dryer.

The carpeted study could double as a ground floor bedroom (4) and has a window to the front and a useful en suite bathroom with engineered wood floor, a tiled shower, wash hand basin, w.c. and a heated towel rail.

Into the impressive open-plan living space, with engineered wood flooring leading from the dramatic sitting room through into the kitchen / dining room. The sitting room has a window to the side, and a wall-mural. The fitted kitchen has fitted white gloss wall and base units with gold trim and a composite worktop. Integrated appliances include a fan oven and a microwave oven, a dishwasher, and space for a plumbed American-style fridge freezer. The dark resin sink has gold hardware, with a tile splashback, and a heated towel rail provides useful drying of kitchen cloths. The island has a statement worktop over black base units, with the 4-ring gas hob with integrated extractor, and a breakfast bar at the end. There is space for an 8-seater rectangular dining table in front of the bifold doors.

Up the wooden stairs with a stair-runner and up to the carpeted landing, where there is an airing cupboard.

Bedroom 2 is a carpeted double with vaulted ceiling and a window to the front.

Bedroom 3 is a carpeted double with a window to the rear.

The family bathroom is a spacious tiled room with twin vanities set into drawer units, a free-standing bath, a shower and a w.c., with a window to the rear.

Up the carpeted stairs with courtesy lighting and up to the principal bedroom suite. A hidden cupboard provides hanging space. The room has space for a king-sized bed, with bedside reading lights. Fitted cabinets have been built into the eaves. The room has windows and a pair of French doors leading out via a glass Juliet balcony, providing views across the town and beyond. The en suite bathroom has a resin floor, a corner basin, with a w.c. set into storage cabinets, and a walk-in-shower with bronze coloured tile.

## Outside

The rear garden has been landscaped with patio paving and rendered cement walls, with raised beds and a generous patio a particular feature. Mature trees and shrubs add extra privacy. To the front there is off-road parking for one car and an electric vehicle charger.

## LOCATION

Living in The Close

‘The Close’ is a quiet residential no-through road located off Greys Road and only half a mile from the town centre and train station and opposite the Makins Recreation Playground. Our client advises that it has a strong sense of community.

“Takhar Food and Wine” convenience store is located just around the corner on Greys Road.

Henley town centre has a Waitrose supermarket, independent shops and boutiques. A 3-screen cinema, the Kenton theatre and the Old Fire Station Gallery.

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 for the TfL Elizabeth Line (Crossrail) 55 minutes.

Reading - 8 miles; Maidenhead M4 Junction 8/9 - 10 miles; London Heathrow - 25 miles; London West End - 36 miles

#### Schools

Primary Schools - Trinity Primary, Sacred Heart Catholic Primary school

Secondary Schools - Gillotts School

Sixth Form - The Henley College

Prep schools include St Mary's School and Rupert House School

N.B School buses operate in the town centre to Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading, Cranford House, Abingdon Boys School and St Helen and St Katharine Abingdon.

#### Leisure

River pursuits and the world famous Royal Regatta. Henley Festival of Arts. Marina facilities at Harleyford and Wargrave. Henley Golf Club, Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty. Henley Leisure Centre is located near Gillotts School and provides an indoor swimming pool, gym and exercise studios.

Local Authority - South Oxfordshire District Council

Council Tax - Band D

Services - Mains water, drainage and electricity, superfast and fibre-optic to the door via Zzoomm, broadband available. Mains gas central heating.







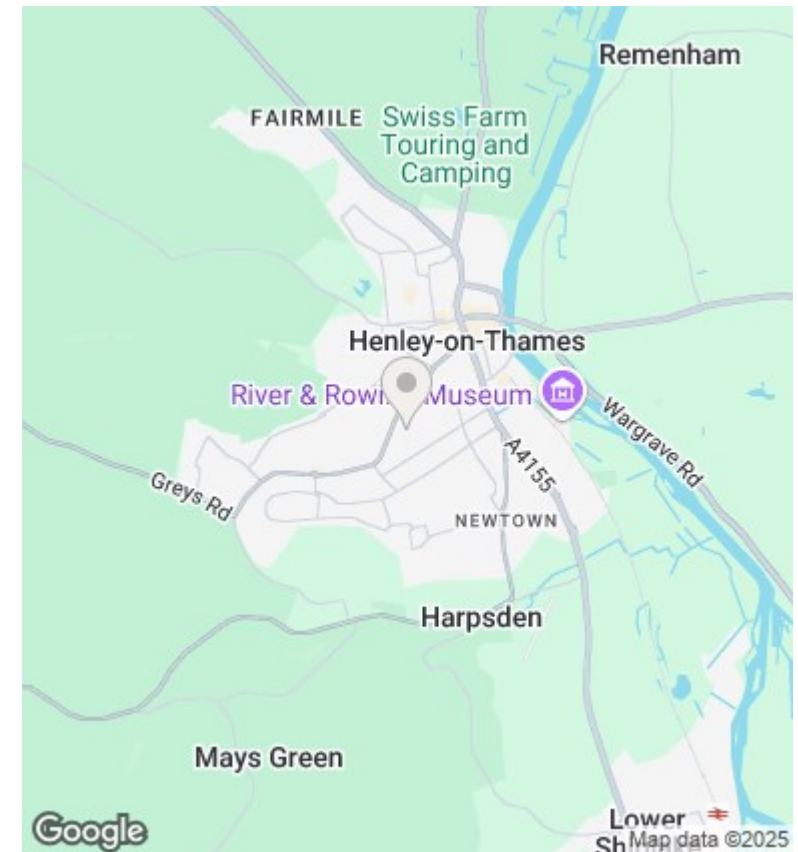
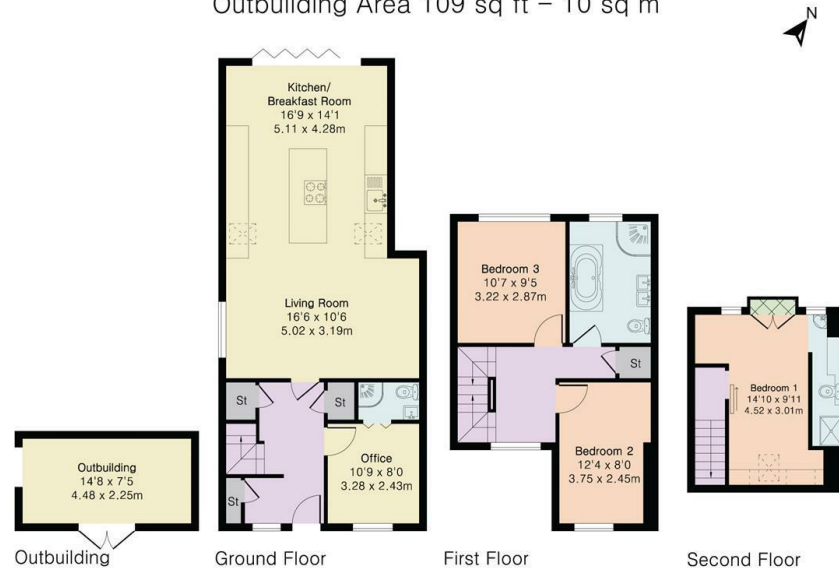
**Approximate Gross Internal Area 1194 sq ft - 111 sq m  
(Excluding Outbuilding)**

Ground Floor Area 624 sq ft – 58 sq m

First Floor Area 380 sq ft – 35 sq m

Second Floor Area 190 sq ft – 18 sq m

Outbuilding Area 109 sq ft – 10 sq m



## 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
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 