



PHILIP
BOOTH
ESQ.



49 Harpsden Road, Henley-On-Thames, Oxon, RG9 1ED

£850,000

- Renovated and extended 4-bedroom end of terrace home
- Modern fitted kitchen with fitted appliances
- Family bathroom with bath and shower over
- No onward chain
- Open-plan living/dining room with bay window
- Ground floor shower room and w.c.
- Loft conversion fits a double bed or office space
- Hard-wearing wood effect flooring
- Carpeted bedrooms with built-in storage
- Enclosed garden and 2 car parking spaces

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No onward chain - A beautifully renovated and extended 4-bedroom end-of-terrace home offering stylish and spacious open-plan ground floor living space with high-quality finishes throughout. A short level walk from Henley town centre and railway station and having the added benefit of 2 private car parking spaces.



Council Tax Band: E



ACCOMMODATION

The property used to be the local veterinary surgery before our clients bought the property and completely gutted it, extended and renovated the property to create a fabulous home.

The ground floor features a large open-plan, dual-aspect living and dining room, complete with a bay window with replacement double glazed windows allowing plenty of light into the space. There are two ornamental fireplaces with timber mantel pieces (both of which could be opened up if required), vertical radiators, hard-wearing wood-effect flooring runs throughout the ground floor, complemented by built-in cupboards providing useful storage.

The modern fitted shower room has a white suite comprising a fully tiled shower cubicle with a rainwater shower head, a vanity basin unit with cupboards under, a w.c. with a concealed cistern and a heated towel rail.

To the rear of the ground floor is the L-shaped modern fitted luxury kitchen with a good range of hi-gloss wall and base units with concealed silestone work surfaces with inset single drainer sink unit. There is a built-in electric oven with a ceramic hob and an extractor hood over, space for a freestanding larder-style fridge/freezer, a fitted dishwasher, washing machine and tumble dryer. To the rear, bi-fold doors open onto the private rear garden allowing for Al Fresco dining on the extensive patio terrace.

Stairs lead up to the first floor landing with an airing cupboard housing the gas fired central heating boiler.

Bedroom 1 has a rear aspect with sash windows overlooking the garden and a built-in wardrobe.

Bedroom 2 enjoys a dual aspect, making it a light and bright room.

Bedroom 4, has a window to the side overlooking Boston Road and an ornamental

fireplace.

The family bathroom is well-appointed with a modern white suite comprising a panelled bath, fully tiled walls, with a shower over and glass screen, a vanity wash hand basin, a w.c. with concealed cistern, obscured glass window, a heated towel rail and spot lighting.

Stairs lead to the second floor

A carpeted loft conversion (Bedroom 3) has space for a double bed, has a skylight window and eaves storage.

Agents note: To comply with Building Regulations, there is a state of the art sprinkler system allowing the staircase to be open from the ground floor up to the second floor.

Outside

The rear garden features a patio area from the kitchen leading to a lawn, enclosed by brick walls with one side topped with a wooden screen providing added privacy. A path runs along one side leading to a rear gate, which opens to the 2 car parking spaces.

LOCATION

Living in Harpsden Road

Harpsden Road is situated just south of Henley town centre and approximately 1/2 a mile from Henley railway station and 0.7 miles from Mill Meadows with riverside walks towards Shiplake. Local landmarks include Drawback Hill and Harpsden Woods, which also provide country walks.

Henley 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 direct links with London Paddington (via Twyford Crossrail) 55 minutes.

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 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 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 E

Services - Mains water, gas, drainage and electricity

Broadband - FTTP via Zzoomm



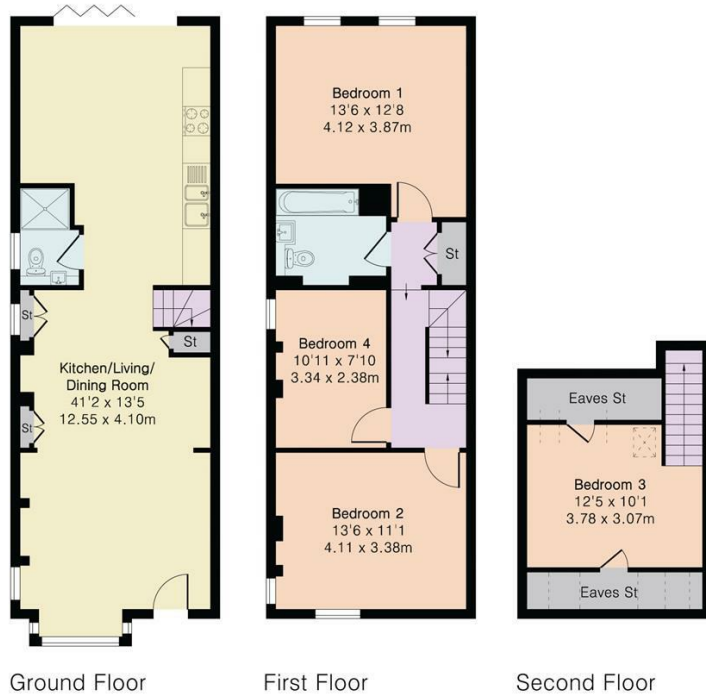


Approximate Gross Internal Area 1258 sq ft - 117 sq m

Ground Floor Area 565 sq ft – 53 sq m

First Floor Area 554 sq ft – 51 sq m

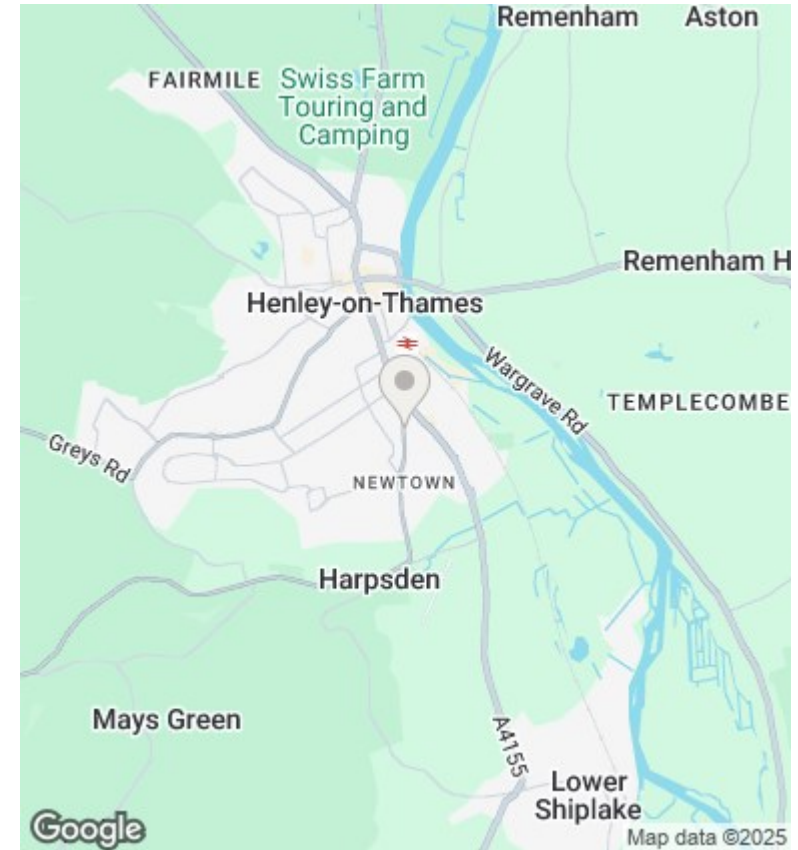
Second Floor Area 139 sq ft – 13 sq m



Ground Floor

First Floor

Second Floor



Directions

From our office in Station Road, turn left at the traffic lights into Reading Road. At the mini roundabout bear right into Harpsden Road. The property will be found on the left hand side on the corner of Boston Road.

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		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	