12a Friday Street, Henley-on-Thames, RG9 1AH

£395,000

- Sitting room with large windows and plantation shutters
- Principal bedroom with built-in wardrobe
- Paved courtyard garden with lych gate
- Good potential for rental income
- High ceilings and exposed timber beams
- Tiled shower room with rainfall shower and cupboard for storage
- Lych gate leading to Queen Street
- Recently fitted kitchen with modern integrated appliances
- Bedroom 2 leads to courtyard garden
- Town centre location, close to shops, station and the river

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

sales@philipboothesq.com

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A charming bright character 2-bedroom home with a cottage feel, situated within the heart of Henley town centre, with its artisan shops and vibrant community. Providing elegant open-plan living, a stylish modern kitchen, a shower room and a south facing courtyard garden. Ideal investment.

2 1 1 D

Council Tax Band: C

ACCOMMODATION
The front elevation features traditional red brick beneath a Tudor facade, with carved stone steps leading up to the glazed front door. The door opens from the charming enclave of Friday Street into the living accommodation.

The sitting area is light with large windows to the front, with modern plantation shutters providing privacy. Carpeted, with up-lighters and high ceilings, there is space for a sofa and several armchairs, recessed shelving and a built-in storage cupboard. The space is open to the kitchen.

The modern kitchen area has exposed timber pillars and plantation shutters to the front windows. There is a good range of recently-fitted contemporary wall and base units with concealed lighting under. A single drainer sink unit with tiled splash back, an AEG 4-ring induction hob with AEG fan-assisted oven under with a NEFF extractor hood with light. Integrated appliances include a washing machine and an AEG fridge and freezer. Wood laminate flooring.

A few carpeted stairs with a banister lead up to the principal bedroom, which has a window overlooking the courtyard garden. There is a double built-in wardrobe with sliding mirrored doors and space for a double bed and a chest of drawers. A sliding door and a step up opens into the shower room.

The shower room has a fully tiled floor and walls, with a large double-length shower cubicle with rainfall shower head and hand wand. A low level w.c., a wash hand basin with cabinet under and mirror over, with a strip light and a shaver socket. There is a shelved cupboard, a heated towel rail and extractor fan. A further door and stairs lead back down to the kitchen.

Bedroom 2 is approached via carpeted stairs that lead down from the sitting room, with shelves and a storage cupboard. This room is a small double/large single with space for a bed, a wardrobe and a chest of drawers. A door opens to the courtyard garden.

Outside
The south-facing private courtyard garden provides secluded space for outdoor seating and secure storage. The area is paved with a lych gate and secure timber door leading to Queen Street, ideal for bringing a bicycle off the road.

Estimated rental - £1,550 pcm on an assured shorthold tenancy.

LOCATION
Living in Friday Street
Friday Street is a quiet street, a stone's throw from the shopping area of the town and the river with its riverside walks.. This area of Henley has many artisan shops including the Willow Basket, a popular take away and The Anchor pub. At the bottom of Friday Street is the River Thames with a short walk to the Regatta course and 5 minute walk to Henley railway station.

For those who want to be close to all amenities, this home is just a 5 minute walk from the town square, which holds a bustling market every Thursday and has many cafes and restaurants.

Henley-on-Thames has a good range of local shops, pubs, restaurants, a three-screen cinema and the 200-year-old Kenton Theatre. The world-famous Henley Royal Regatta takes place in July, followed by the Henley Festival of Arts, the Rewind Festival in August and the Henley Literary Festival, which takes place every September/October. Phyllis Court country club is situated on the river and is a great place to socialise.

The commuter is well provided for with Henley Station just a short walk away, providing a regular train service to London Paddington via Twyford mainline station and TfL Elizabeth Line.

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

Leisure
The River Thames offers various activities and as you would expect Henley has many local rowing clubs. There is a local paddle boarding club, canoe club, as well as a dingy sailing club at Wargrave. Marina facilities are found at Henley, Hambleden and Wargrave. Local golf clubs at Henley Golf Club and Badgemore Park Golf Club. Other local sports clubs include cricket, rugby, hockey, football and lawn tennis. There is superb walking, cycling and horse riding in the Chiltern Hills, a designated area of outstanding natural beauty or along the River Thames.

Trains and buses operate to Reading which offers excellent shopping/eating at the Oracle Shopping Centre. Recreational facilities include the Select Car Leasing Stadium, home to Reading Football Club, horse racing at Ascot, Windsor and Newbury and there are a number of local Polo teams.

Local Authority South Oxfordshire District Council
Council Tax Band C
Services Mains electricity, water and drainage
Lease 114 years remaining (125 years from and including 10 December 2014)
Charges Ground Rent - £250.00 p/a
2 Residents' Parking permits are available to purchase from the council

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Approximate Gross Internal Area = 62.0 sq m / 667 sq ft

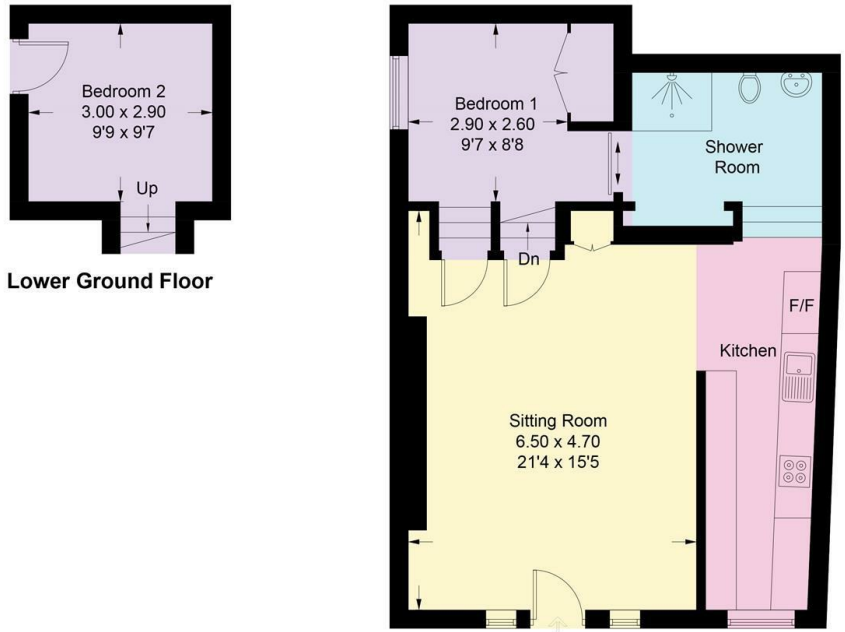


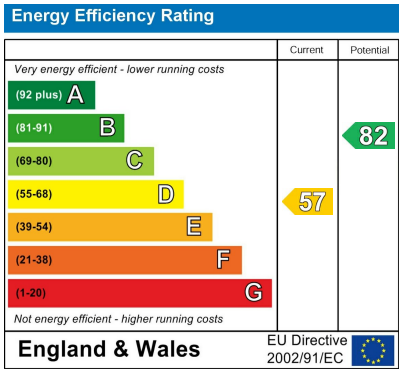
Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID747957)

Directions

By foot. From our offices in Station Road, head towards to town centre via Queen Street. Turn left into Friday Street (one way from Reading Road), where the property will be found on the left, next to Corner Copia.

Viewings

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



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