PHILIP BOOTH ESQ.







39 Elizabeth Road, Henley-On-Thames, RG9 1RA

£660,000

- Extended family home
- Sitting room and Dining room
- Family bathroom
- Garage with light and power
- 3-bedroom Link-detached
- Separate study
- Off-road parking
- Fitted kitchen breakfast room
- 2 double and 1 single bedroom
- Large private rear garden

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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Offered with no onward chain - An extended 3-bedroom link-detached family home situated in a popular residential road close to good local schools and countryside walks. Approximately 1.25 miles from the town centre and 1.5 miles from the railway station and River Thames. The property benefits from a large enclosed private rear garden, off-road parking and a garage.

3 1 3 D

Council Tax Band: E





ACCOMMODATION
A front door opens into the entrance hall with doors opening into the reception rooms and a staircase to the first floor with storage under.

The kitchen breakfast room has a good range of fitted wall and base units with work-surfaces over with ceramic tiled splash-backs and a stainless steel single drainer sink unit with mixer tap sits under window overlooking the front garden. There is new flooring, plumbing for a dishwasher, space for a larder style fridge/freezer, a built-in electric double oven and gas hob with hood over and a glazed door to the adjoining garage with plumbing for the washing machine.

The reception room has been extended to create two defined areas. The sitting room opens into the dining room which features a domed roof-light, a picture window and French doors opening to the private rear garden.

The study has a domed roof-light, a picture window with a rear aspect, a door to the garage and a door to outside.

Stairs lead from the hall to the first floor landing.

Bedroom 1 is a double with a rear aspect and double built-in wardrobes.

Bedroom 2 is a double with a front aspect.

Bedroom 3 is a single with a rear aspect.

The family bathroom has a white suite comprising a panel enclosed bath, a wash hand basin and a w.c. with an obscured glass window.

OUTSIDE

To the rear of the property there is a large private enclosed garden with patio to a large expanse of lawn with mature shrub borders and panel fencing marking the boundaries.

To the front the garden is laid to lawn with a drive providing off-road parking and access to the garage.

The garage has an up and over door, light and power.

LOCATION
Living in Elizabeth Road
Situated on the edge of Henley and convenient for Valley Road Primary School, Gillotts Secondary School and Henley Leisure Centre. There is a regular bus service from Greys Road into Henley town centre.

The 'Top Shops' are close-by and offer a 'One Stop' convenience store, a barber shop, a laundrette, the 'Happy Wok' Chinese take away and Herbies Pizza.

Henley town centre has a wide selection of shops, including a Waitrose supermarket; there are many independent shops and boutiques, a 3-screen cinema, a historic theatre, excellent pubs and restaurants and a bustling market every Thursday.

The commuter is well provided for with the M4/M40 motorways giving access to London, Heathrow airport, the West Country and the Midlands.

Henley Station has links with London Paddington (via Twyford) The Elizabeth Line will take passengers to The City and Canary Wharf.

Reading - 7 miles

Maidenhead M4 Junction 8/9 - 11 miles
London Heathrow - 25 miles
London West End - 36 miles

Schools
Primary Schools - Valley Road primary school (Good)
Secondary Schools - Gillotts School (Outstanding)
Sixth Form - The Henley College.
Prep schools - St Mary's School, Rupert House School, Private schools - buses to Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading and the Abingdon schools.

Leisure
Henley Leisure Centre is located next to Gillotts School and has a swimming pool, sports hall, squash courts and a gym. There is Golf at Henley Golf Club and Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty. There are many activities on the River Thames including rowing, kayaking and paddle boarding clubs.

Tenure - Freehold
Local Authority - South Oxfordshire District Council
Council Tax - Band E







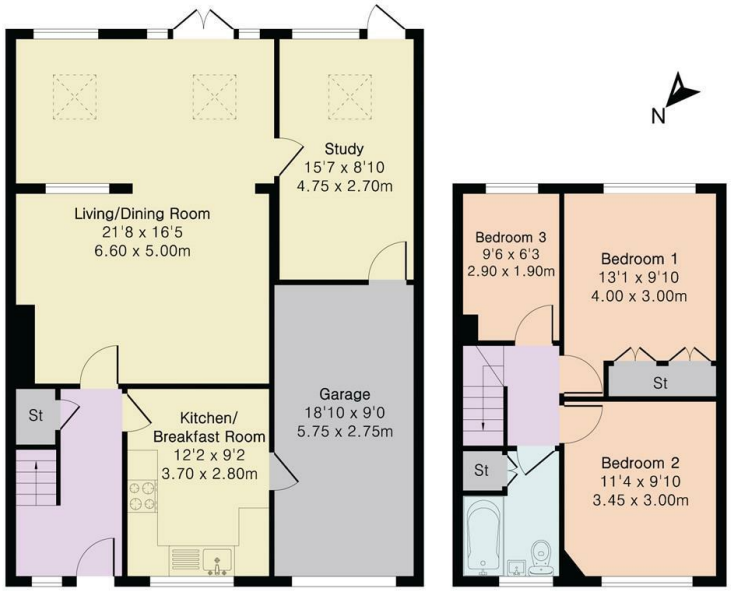




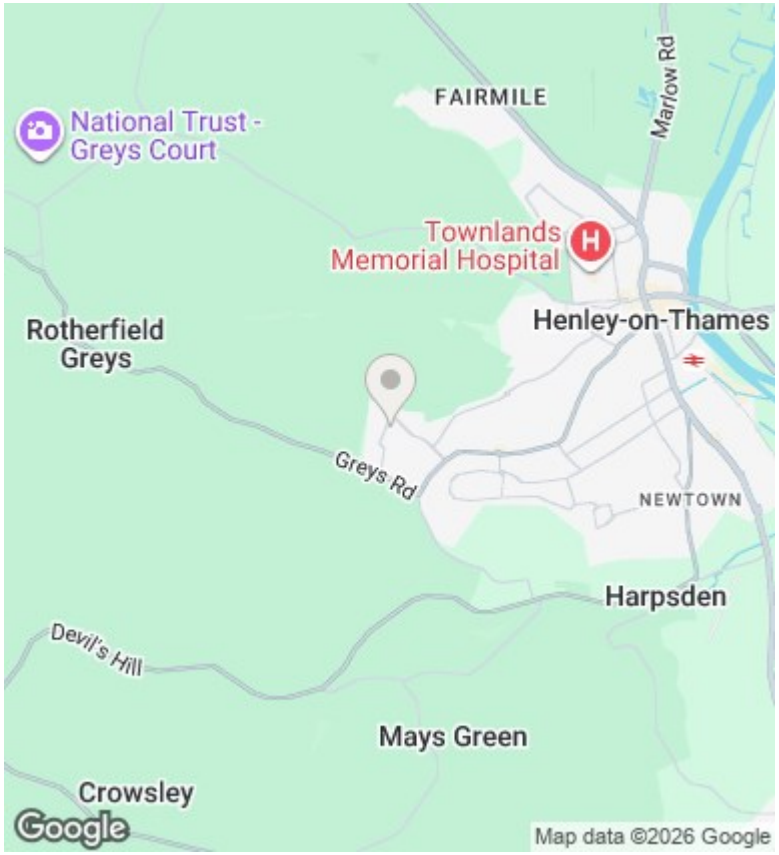




Approximate Gross Internal Area 1302 sq ft - 121 sq m
Ground Floor Area 896 sq ft – 83 sq m
First Floor Area 406 sq ft – 38 sq m



Ground Floor First Floor

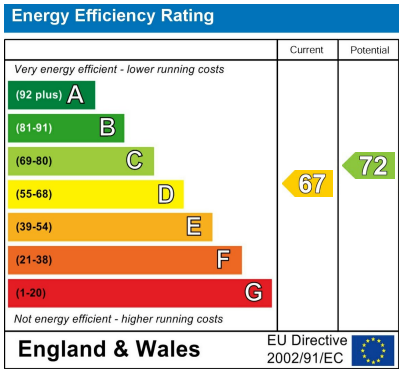


Directions

From our offices in Station Road, at the lights turn right onto Reading Road towards the town centre. At the lights turn left into Greys Road and continue up the hill passing the Saracens Head. Continue over the roundabout by the parade of shops. Pass the turning to Gillotts Lane on your left continue on and take the next right into Elizabeth Road. The property will be found on the right just past St Marys Close.

Viewings

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



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