

**B****PHILIP  
BOOTH  
ESQ.**

## 9 Lovell Close, Henley-On-Thames, Oxon, RG9 1PX

£610,000

- Spacious mid-century modern terraced family home
- Original kitchen with separate utility room
- Single integral garage with power
- No onward chain
- Opportunity to refurbish and extend STPP
- 3 double bedrooms and 1 large bathroom
- Off-road parking for 1 car
- Large west-facing sitting room with UPVC conservatory
- Spacious rear garden with mature shrubs and lawn
- Quiet residential cul de sac 1 mile from Henley town centre

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# 9 Lovell Close, Henley-On-Thames RG9 1PX

A spacious 3 double-bedroom mid-century terraced home in a quiet cul-de-sac, providing generous accommodation which would benefit from some modernisation. Open-plan sitting and dining room with conservatory. Kitchen with separate utility outhouse. Cloakroom. Bathroom on first floor. Pretty enclosed rear garden with mature planting. Integral garage and space for 1 car on a gravel driveway.



Council Tax Band: E



## ACCOMMODATION

Past the gravel driveway and the garage, the house features a broad brick and vinyl cladding exterior. A porch leads through a part-glazed wooden front door into the entrance hall, with original parquet flooring. A large open-plan sitting and dining room has a west-facing picture window to the front, and French doors to the UPVC conservatory, patio and garden at the rear. The room is carpeted, with pendant lighting and a gas fireplace in a brick hearth.

A cloakroom has a wash-hand basin and a w.c., accessed via the entrance hall. There is an under-stairs cupboard housing the services.

The original 1960s kitchen is in need of refurbishment, but provides a good space overlooking the rear garden. Featuring fitted wall and base units, a Formica worktop and tiled splashbacks. There is a gas 2-ring hob, an electric double-oven and a stainless steel sink 1 1/2 bowl sink. A window overlooks the rear garden and there is a part-glazed door out to the patio and garden. An outdoor storage/utility room has a wooden door, and there is a wooden gate providing secure pedestrian side access from the front of the property.

A wide carpeted staircase with wooden banister leads up to the landing. Double cupboards - including an airing cupboard - provide useful storage.

Bedroom 1 is a large double bedroom, carpeted, with 2 windows and a glass door out to the balcony to the front, with a pendant light. A large walk-in cupboard provides generous storage and could be converted into an ensuite.

Bedroom 2 is a large double bedroom which is carpeted, and has a picture window to the front, a fitted wardrobe and a pendant light.

Bedroom 3 is another comfortable double bedroom, with a window over the rear garden. There are fitted wardrobes and a pendant light.

The family bathroom is a very spacious room, with a bath, a wash-hand basin, and a

window to the rear. A separate room contains the w.c..

The house has central heating run from a gas boiler. The windows are double-glazed UPVC.

## Outside

The garage is attached to the front of the property, and is accessed via a wooden door next to the front door. It has lights, power and an up-and-over garage door. A pretty front flowerbed adds character to the exterior.

The generous rear garden is fully enclosed, with plenty of sun throughout the day, with lawn, and with specimen trees, shrubs and mature planting in the flower beds. The previous owner enjoyed collecting roses and camellias. Some cutting back of the shrubs and hedges (and removal of old trelliswork) would reveal the full extent of the garden. A shed provides useful storage.

## LOCATION

Living in Lovell Close

Lovell Close is a very popular and quiet cul-de-sac, just off Makins Road on the Wootton Manor development to the west of Henley town centre. Henley Station is approximately 1 mile away and there is a regular bus service to and from the town square, which stops on Makins 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 take away and a Pizza delivery.

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 railway station has links with London Paddington via Twyford - both mainline and Elizabeth Line services to and

through London.

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 – St Mary's School, Rupert House School, Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading.

#### Leisure

Henley Leisure Centre is located next to Gillotts School and has a swimming pool, sports hall, squash courts and a gym.

Various river pursuits are available on the Thames, and the world famous Henley Royal Regatta is an annual highlight of living in Henley. The Henley Festival of Arts is likewise. There are 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

Services - Mains gas, electricity, water, drainage

Broadband - Ultrafast fibre via Zzoomm, or Superfast via other providers

Local Authority - South Oxfordshire District Council

Council Tax - Band E



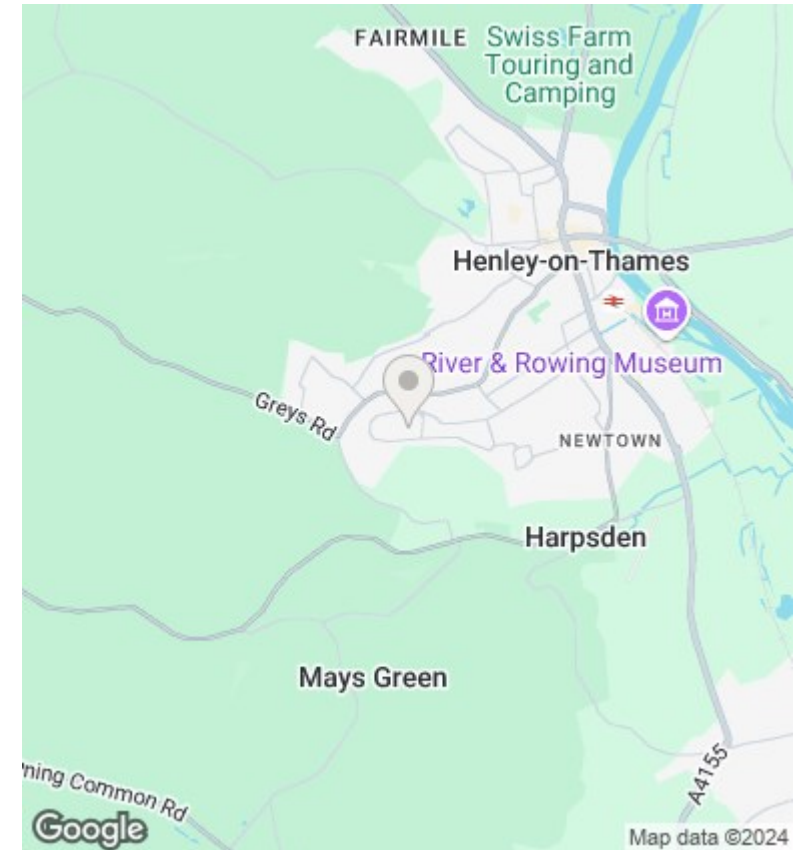


## Lovell Close, Henley on Thames, RG9 1PX

Total Area: 156.7 m<sup>2</sup> ... 1687 ft<sup>2</sup> (excluding balcony)



All measurements are approximate and for display purposes only.



## 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>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	