PHILIP BOOTH ESQ.

# 12 Damer Gardens, Henley-On-Thames, RG9 1HX

## £625,000

- 4-bedroom mid-terrace town house
- Ground floor cloakroom/WC
- Private rear garden with garden summer house
- No onward chain
- Trinity school catchment area
- Spacious living room & Kitchen/dining room
- Pedestrian access onto Vicarage Road
- Walkable to town centre and station with London connections
- Spacious principal bedroom with balcony
- Driveway parking for 2 cars

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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# 12 Damer Gardens, Henley-On-Thames RG9 1HX

Offered for sale with no chain, a 4-bedroom townhouse in a quiet cul-de-sac in a popular location within walking distance of the town centre, railway station and Trinity School. Offering approx 1275 sq.ft of accommodation and arranged over three floors, the property features a generous kitchen/dining room, living room, family bathroom, ground floor cloakroom, 4 bedrooms, family bathroom, private balcony, enclosed rear garden and a driveway to the front.

4 1 2 C

Council Tax Band: E

**ACCOMMODATION**

The property presents an excellent opportunity for buyers seeking a large family home with plenty of space for your children to grow, benefiting from generous room sizes, in catchment for outstanding local primary school all in a highly convenient location.

Through a part-glazed UPVC front door, the ground floor comprises a spacious entrance hall, a cloakroom/WC, a spacious living room overlooking the front aspect, and the heart of a family home, a well-proportioned kitchen/dining room to the rear with French doors giving direct access to the garden. The bright fitted kitchen is an attractive modern Shaker-style with metro tile splash-backs. An array of wall and base units offers ample storage and workspace, with integrated appliances that include a 4-ring gas hob with stainless steel extractor hood over, a fan oven, a fitted dishwasher and a fitted fridge-freezer.

On the first floor are two generous double bedrooms, including the principal bedroom with access to a private balcony overlooking the front of the property. A fully-tiled family bathroom serves this floor, and features a wash hand basin, a w.c. and a bath with shower over.

The second floor provides two further bedrooms with impressive views across the river thames valley, and a further single bedroom that could equally serve as a home office, nursery or dressing room. There is also plumbing in place to be easily convert this room into a bathroom. There is also access to generous sized eaves storage.

Outside, the enclosed rear garden enjoys a good degree of privacy and features a patio seating area, lawn and 'summer house' cabin, creating an attractive space for relaxing and entertaining. To the front, the property benefits from driveway parking for 2 cars.

The property has recently been let and is offered to the market with no onward chain, making it an attractive proposition for both owner-occupiers and investors alike.

**LOCATION**

Location - Living in Damer Gardens

Damer Gardens is a quiet cul-de-sac with a strong neighbourhood community, situated approximately 0.5 miles of Henley town centre and railway station. The station in particular is a short 7 minute walk, and the centre of town is about a 10 minute flat walk away, on foot.

There are regular bus services to Reading and High Wycombe with bus stops on Reading Road, 5 minutes walk away. And the popular local pub, the Three Horseshoes Pub with an attractive outdoor space, and rave reviews on TripAdvisor. A short walk away is a useful convenience store and hosts both a Subway and a bakery concession, and the ever-popular Smarts Fish Bar is also located a short walk away on Reading Road.

Henley has a Waitrose and Tesco supermarket and a host of independent shops and boutiques and coffee shops, restaurants and bars all within the bustling town centre, where there is a weekly market. In addition, there is a 3-screen cinema showing the latest films and the historic Kenton Theatre offering a wide range of live entertainment. Further out of town towards Reading and Marlow offer a wide range of high street shopping, restaurants, bars and entertainment.

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 fast train or via the Elizabeth Line) 55 minutes, and to many further destinations via Reading.

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

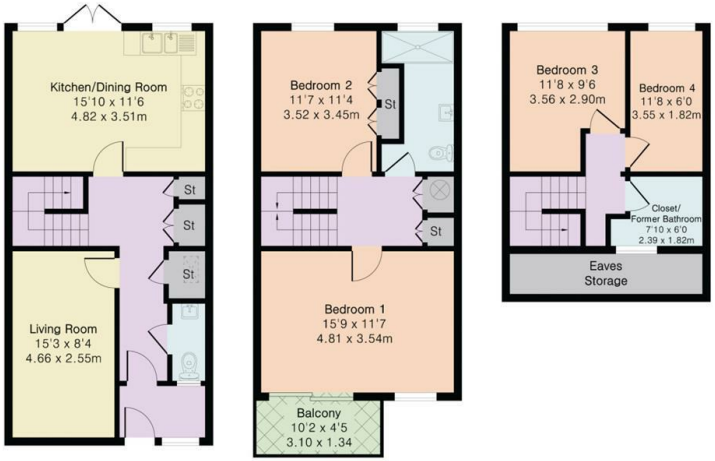
Schools
Primary Schools – Trinity Primary School, Sacred Heart School
Secondary Schools – Gillotts School
Sixth Form – The Henley College
Local Independent – Rupert House School in Henley. The larger secondary private schools include Shiplake College, Reading Blue Coat, Queen Anne's and The Abbey in Reading. School buses also operate to the boys' and girls' schools in Abingdon.

Leisure
Henley Leisure Centre is located next to Gillotts School and has a swimming pool, sports hall, squash courts and a gym.There are also Tennis and Bowls clubs

Various river pursuits on the River Thames include the world-famous Henley Royal Regatta followed by The Henley Festival of Arts. Boating marina facilities are available at Hambleden, Harleyford and Wargrave. There is Golf at Henley Golf Club and Badgemore Park Golf Club. You'll find superb walking, cycling and riding in the Chiltern Hills area of outstanding natural beauty.

Tenure – Freehold
Services - mains gas, electricity, water, drainage
Broadband - ultrafast fibre to the premises via Zzoomm, and superfast fibre to the cabinet via BT Openreach
Local Authority - South Oxfordshire District Council
Council Tax - Band E

**Approximate Gross Internal Area 1275 sq ft - 119 sq m**
Ground Floor Area 527 sq ft – 49 sq m
First Floor Area 469 sq ft – 44 sq m
Second Floor Area 279 sq ft – 26 sq m




Ground Floor First Floor Second Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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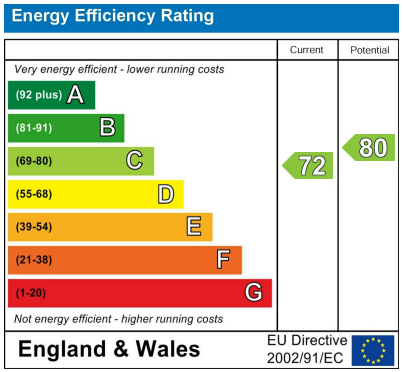
## Directions

From Station Road, at the T-junction with Reading Road turn left at the lights, then third right into St. Andrews Road. At the first crossroads turn left into Vicarage Road and Damer Gardens will be found a short way on the right hand side. No. 12 will be found towards the end of the row on the left.

## Viewings

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

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