PHILIP BOOTH ESQ.







# 32 Niagara Road, Henley-On-Thames, RG9 1EB

£600,000

- Classic 1930s semi-detached home
- Ground floor shower room
- Enclosed south-facing rear garden with workshop
- No onward chain
- Open-plan kitchen/dining room
- 2 double bedrooms and 1 single
- Opportunity to modernise and extend STPP
- Attractive sitting room with fireplace
- First floor family bathroom
- Excellent proximity to station, schools and amenities

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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# 32 Niagara Road, Henley-On-Thames RG9 1EB

Offered with no onward chain - A 3-bedroom semi-detached home built in the 1930s, situated on a popular residential road, close to good local schools, and a level walk to the railway station and town centre. Living room, a large open-plan kitchen/dining room with ground floor shower room, 2 double bedrooms and a single, with first floor family bathroom. South-facing rear garden. Providing an opportunity to modernise and extend similar to others in the road, subject to permissions.

3 2 2 D

Council Tax Band: D





**ACCOMMODATION**
The front elevation is a classic 1930s frontage, with a welcoming front garden, and a pathway at the side to the rear of the house.

Steps lead up to a part-glazed front door which opens into the hall, with carpeted stairs to the first floor and a door to the living room.

There are original wooden floor boards and original 1930s doors throughout. The living room enjoys a wide bay window to the front and an open fireplace with replica art-nouveau style surround.

A door opens to the open-plan kitchen / dining room.

The bright south-facing kitchen has a wooden floor, a good range of fitted wall and base units with a granite effect worktops and an inset ceramic 1 1/2 bowl sink with a draining board and a tiled splash-back beneath a window which looks out over the garden. There is space and plumbing for a dishwasher, a range cooker with gas hob and 2 ovens, and space for a free-standing fridge/freezer. A pair of double glazed French doors leads out to the garden.

The ground floor shower room features a tiled shower cubicle, a w.c. and wash hand basin, with a tiled floor and a window.

Up the stairs with the original 1930s wooden handrail, to the first-floor landing.

Bedroom 1 has a bay window with front aspect and exposed wooden floorboards, with a useful recessed cupboard.

Bedroom 2 is an extended double with a bright rear aspect, which has been recently decorated.

Bedroom 3 is a single bedroom with a rear aspect, which is in use as a study.

The tiled family bathroom features a panel-enclosed bath with shower attachment, a w.c. and wash hand basin, with a window to the side.

Agents note - This semi-detached property has been let to the same family as a long-term rental, and there exists scope to modernise and extend, subject to planning permission.

OUTSIDE
The house benefits from a private south-facing rear garden enclosed by panel fencing. Access is via pedestrian gate from the side of the property, or from the kitchen. The garden is primarily lawn, with mature shrub borders and trees.

In addition there is a substantial single-storey workshop has lined interior walls, windows and would make a useful outdoor room, home office or gym. At the rear of the garden, a wooden shed creates useful storage.

**LOCATION**
Living in Niagara Road
Niagara Road is a quiet residential road situated just a short level walk from Henley town centre, the railway station and River Thames. There are regular bus services to Reading and High Wycombe with bus stops on Reading Road. Down the road is the 3 Horseshoes Pub - a popular 'local' with an attractive outdoor space, and rave reviews for its food on TripAdvisor. Across the road is the Reading Road petrol filling station, which acts as a useful convenience store and hosts both a Subway and a bakery concession, and the ever-popular Smarts Fish Bar is only a few minutes walk away. The Tesco supermarket is roughly 1/4 mile from the property.

Henley also has a Waitrose supermarket and a host of independent shops and boutiques, a 3-screen cinema and an historic theatre.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station is about an 8 minute walk away, and has direct links with London Paddington (via Twyford Crossrail /

Elizabeth Line) 55 minutes.

Reading - 8 miles; Maidenhead M4 Junction 8/9 - 10 miles; Stokenchurch M40 Junction 5 - 13 miles; London Heathrow - 25 miles; London West End - 36 miles

Schools
Primary Schools - Trinity Primary, Sacred Heart Catholic Primary school
Secondary School - Gillotts School
Sixth Form - The Henley College
Prep schools include St Mary's School and Rupert House School

School buses operate to Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Cranford House, Abingdon Boys School and St Helen & St Katharine.

Leisure
Henley has vibrant sporting and member clubs, including Henley Hawks Rugby Club, Hockey for all ages, Football, Henley Cricket Club, and Phyllis Court Club. River pursuits include the Henley sailing club, local canoe clubs and various rowing clubs with the world-famous Henley Royal Regatta taking place each summer. There are marina facilities at Hambleden and Wargrave. There are several golf clubs including Henley Golf Club, Badgemore Park Golf Club. The Chiltern Hills area of outstanding natural beauty provides superb walking, cycling and horse riding.

Tenure - Freehold
Local Authority - South Oxfordshire District Council
Council Tax - Band D
Services
Mains Gas, Electric, Water, Sewage
Broadband FTTP up to 2GB download via Zzoomm









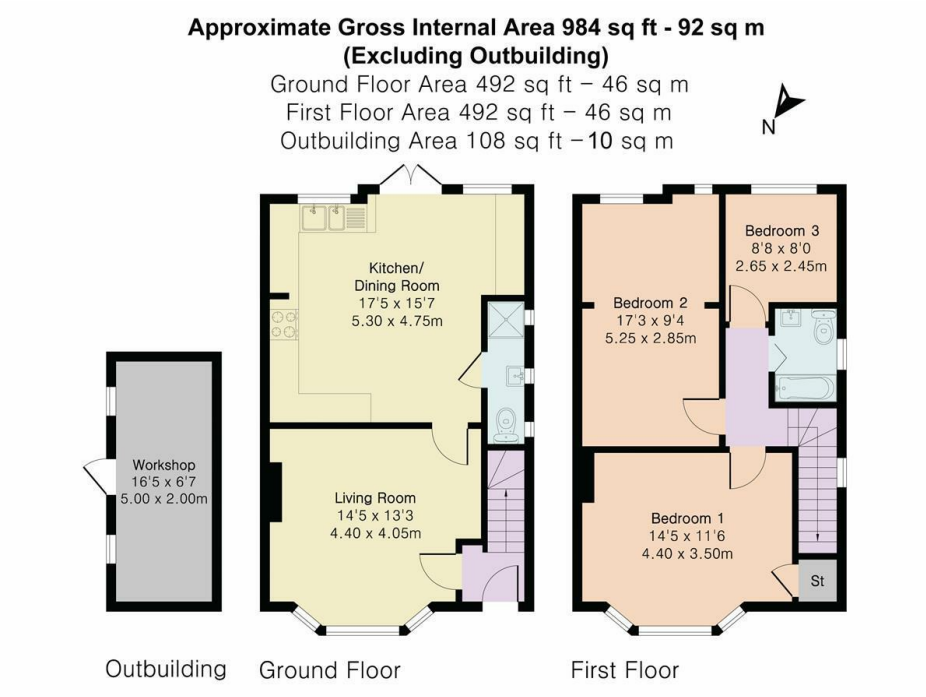













PINK PLAN

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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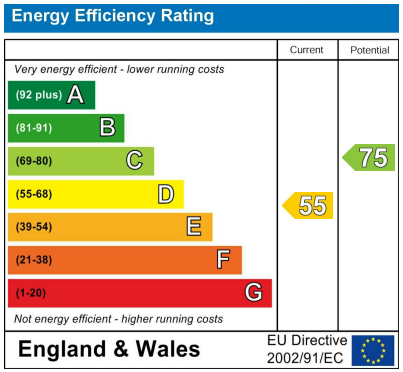



## Directions

From Station Road turn left on to the Reading Road. Continue over the mini-roundabout passing The Three Horseshoes pub. Take the 2nd turning on the right into Niagara Road and you will find the property on the left hand side.

## Viewings

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




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