



PHILIP
BOOTH
ESQ.



79 Reading Road, Henley-On-Thames, Oxon, RG9 1AX

£825,000

- An immaculately presented 3-bedroom semi-detached home
- Sitting room with wood-burner
- Utility room
- Private rear garden
- Off-street parking for 2 cars and a garage
- Open-plan kitchen and dining area
- 3 first floor bedrooms
- Entrance hall with parquet flooring
- Dining area with bifold door to the garden
- Modern bathroom with roll-top bath & a shower

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A most attractive and immaculately presented 3-bedroom 1930's semi-detached home, which has been modernised throughout including double glazed windows, central heating, re-wiring and a modern kitchen and bathroom, yet retains many original features including stripped wooden doors and fireplaces. Situated a short level walk to the railway station, River Thames and the town centre. Benefitting from 2 off-street parking spaces, a garage and enclosed private rear garden.



Council Tax Band: E



ACCOMMODATION

A block brick driveway provides comfortable parking for two cars. To the right of the property is a single integral garage with wooden double doors.

A covered entrance porch and front door opens into a spacious hallway with original polished parquet flooring, stairs to the first floor with useful storage under.

The sitting room also features parquet flooring, a double glazed box bay window to the front with modern shutters and a wood-burning stove with exposed brick hearth.

The current owners have knocked through the kitchen and dining room to create an open-plan living space overlooking the rear garden. The kitchen has a tiled floor and good range of modern wall and base units with composite work surfaces and an inset sink with mixer tap and field splash backs. A double glazed window provides a view over the garden. Integrated appliances include a dishwasher, an electric double oven, gas hob and there is space for a free standing fridge-freezer.

In the dining area the disused fireplace is currently a wine store with fitted shelves to either side of the chimney breast. There is herringbone flooring and bifold doors opening into the rear garden.

The utility room has plumbing for a washing machine and dryer, a water softener and an obscured window to the rear.

In the rear lobby there is a useful under-stairs cupboard and a glazed door to outside.

Stairs lead to the first floor with exposed wooden banister and spindles. There is a large window allowing plenty of natural light onto the first floor landing and the entrance hall below. There is access to the loft via a drop down ladder, which is fully boarded, houses the gas fired central heating boiler and a large hot water tank.

Bedroom 1 is a double with a large double glazed picture window to the front with modern shutters, a fireplace and a deep storage cupboard.

Bedroom 2 is a double with a double glazed window looking over the garden with shutters

and a feature fireplace.

Bedroom 3 is a single and whilst the smallest bedroom has a lovely corner window to the front/side. This room is a useful single or perfect as a work from home space.

The bathroom has also been modernised with black and white chequerboard floor tiles and white tiled walls. The current owners have beautifully restored the original free-standing roll top bath. There is a modern suite comprising a shower cubicle, floor standing vanity unit with a cupboard/storage underneath, low-level w.c.

Outside

Bifold doors open from the dining area to the private landscaped rear garden. A patio terrace provides space for outdoor seating/dining, which leads to the lawn leading to mature shrub beds and trees providing a degree of privacy. Enclosed by panel fencing.

The attached garage has double doors to the front, light and power. There is pedestrian access through the garden via a door to the rear.

LOCATION

Living in Reading Road

79 Reading Road is conveniently situated a short level walk, from Henley town centre, railway station and River Thames. The property is close to a parade of shops that include a dry cleaners, jeweller, florist and coffee shop. There are regular bus services to Reading and High Wycombe with bus stops on Reading Road.

Henley has a Waitrose supermarket as well as a host of interesting independent shops and boutiques. There are many restaurants close-by and the Three Horseshoes community pub is a short walk away. There's a 3-screen cinema showing the latest films and the historic Kenton Theatre offering both amateur productions as well as touring shows and comedy nights..

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 mainline and TfL Elizabeth Line) 55 minutes.

Reading-8miles

Maidenhead M4 Junction 8/9 - 10 miles

Stokenchurch M40 Junction 5 -13miles

LondonHeathrow - 25miles

LondonWestEnd - 36miles

Schools?Primary Schools - Trinity Primary (Ofsted Good), Sacred Heart Catholic Primary school;

Secondary School - Gillotts School (Ofsted Outstanding)

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, The Abbey, Cranford House, Abingdon Boys School and St Helen and St Katharine.

Leisure pursuits include Henley sailing club, local canoe clubs and rowing clubs with world famous Henley Royal Regatta taking place each summer. There are marina facilities at Hambleden and Wargrave. The Chiltern Hills AONB provides superb walking, cycling and horse riding.

Several golf clubs include Henley Golf Club, Badgemore Park Golf Club.

Tenure - Freehold

Local Authority - South Oxfordshire District Council

Services - mains gas, electricity, water and drainage

Broadband - ultrafast fibre-optic to the premises available via Zoomm

Council Tax - Band E



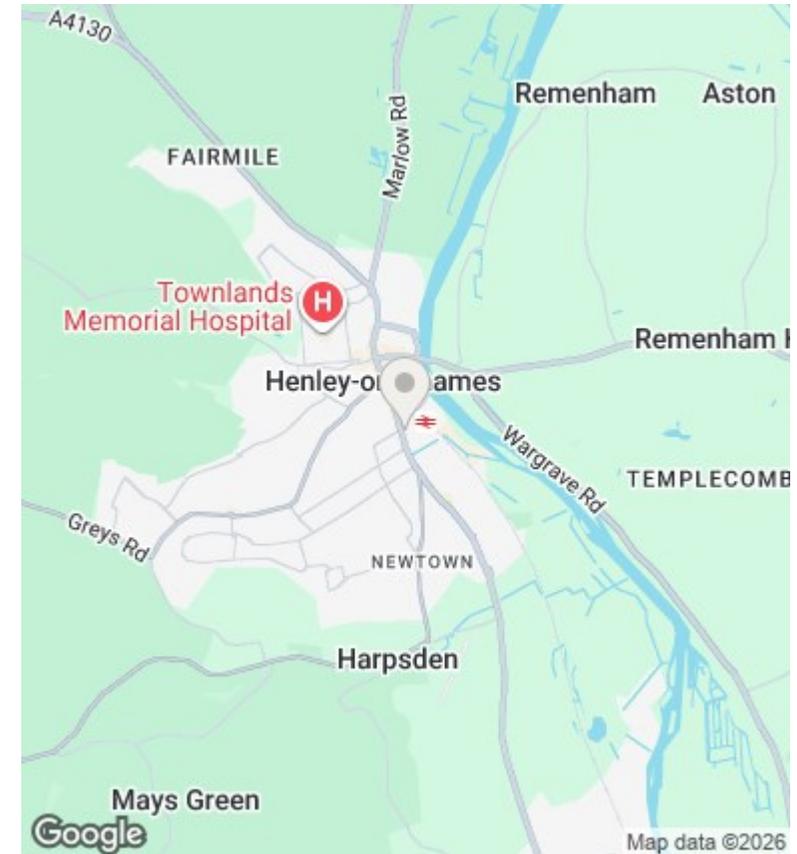


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Approx. Total Area: 108.9 m² ... 1172 ft² (including Garage)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



Directions

From our offices in Station Road, at the traffic lights turn left into Reading Road, where the property will be found approx 50 metres on the left.

Viewings

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	