PHILIP BOOTH ESQ.







3 Chalcraft Close, Henley-On-Thames, Oxon, RG9 1QZ

£440,000

- A spacious 2-double bedroom bungalow
- Kitchen breakfast room
- A private low-maintenance rear garden
- No onward chain
- Entrance hall with storage cupboards
- 2 bedrooms each with built-in wardrobes
- Communal gardens to the front
- Generous reception room
- A modern shower room
- Designated car parking

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

sales@philipboothesq.com
www.philipboothesq.com

3 Chalcraft Close, Henley-On-Thames RG9 1QZ

Offered for sale with no onward chain, a recently refurbished 2-bedroom semi-detached bungalow situated in an exclusive private development of just six homes. Conveniently located close to local shops and a nearby bus stop offering a regular local bus service to Henley town centre. The property comprises of an entrance hall, a spacious reception room, a kitchen breakfast room, two double bedrooms, a bathroom with a modern suite, a private patio garden and parking.

2 1 1 C

Council Tax Band: D





ACCOMMODATION
A path leads from the designated parking area to the bungalow.

The part-glazed front door opens to a spacious entrance hall with an airing cupboard housing a hot water tank and another large storage cupboard, which could accommodate a desk to create a study if required. There is also access to the loft via a loft ladder.

The large reception room has a bay window to the front overlooking the communal gardens.

The kitchen has a good range of modern wall and base units with marble effect work surfaces over and an inset stainless steel sink with mixer tap and tiled splashbacks. There is a built-in electric double oven, a gas hob with hood over, integrated fridge and freezer, plumbing for a dishwasher and washing machine. A glazed door opens to the private rear garden.

Bedroom 1 is a good size carpeted double with a built-in wardrobe and a rear aspect window overlooking the patio.

Bedroom 2 is also carpeted with a built-in wardrobe with a rear aspect.

The recently refurbished, fully tiled shower room has a modern white suite comprising a double length walk-in shower with a glass sliding door, a pedestal wash hand basin, a low level w.c. and a window.

The bungalow has been redecorated throughout and benefits from, replacement double glazed windows in 2010, new fitted carpets in the reception room and both of the bedrooms.

Outside

The bungalow features a low-maintenance private paved patio rear garden that runs the width of the property with a raised patio terrace with shrub borders. Enclosed by panel fencing with a pedestrian gate providing access to the front of the bungalow.

To the front, adjacent to the front door, there is a built-in storage shed providing useful storage and housing the gas-fired central heating boiler and the gas meter.

Chalcraft Close is owned by the residents and not subject to a third party retirement company. The communal gardens are maintained as part of a service charge, which is currently approximately £1,122.00 per annum

Agents note: CGI furniture has been used in the marketing particulars for illustrative purposes only

LOCATION
Situated 0.5 miles to the west of Henley town centre and Henley railway station, and is ideally located within walking distance of local amenities. There is a regular local 'Henley Hopper' bus service to Henley town centre with bus stops on Greys Road.

The 'Top Shops' are just a short walk away and offer a 'One Stop' convenience store, laundrette, a barbers, 'Happy Wok' Chinese take away, and a Pizza delivery shop.

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 and M40 motorways giving access to London, Heathrow, West Country and Midlands. Henley Station has

direct links with London Paddington - in approx 55 minutes via connections at Twyford to the Elizabeth Line and mainline train services.

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

Leisure
River pursuits include rowing and Kayaking. The world-famous Royal Regatta takes place in July followed by the Henley Festival of Arts. Rewind Festival in August. Marina facilities at Harleyford and Wargrave, river moorings in Henley. Golf at Henley Golf Club, Badgemore Park Golf Club. Other sports clubs include Rugby, Hockey, Football and Lawn tennis. There is superb walking, cycling and riding in the Chiltern Hills, a designated area of outstanding natural beauty. Phyllis Court country club is situated on the river and is a great place to socialise.

Tenure: Freehold
Minimum age - 55 years old (women) and 60 years old (men)
Service charge - Approx £1085 as the annual Estate charge
Local Authority - South Oxfordshire District Council
Council Tax Band - D



















3 Chalcraft Close, Henley-on-Thames, Oxon, RG9 1QZ

Approximate Gross Internal Area = 84.3 sq m / 907 sq ft

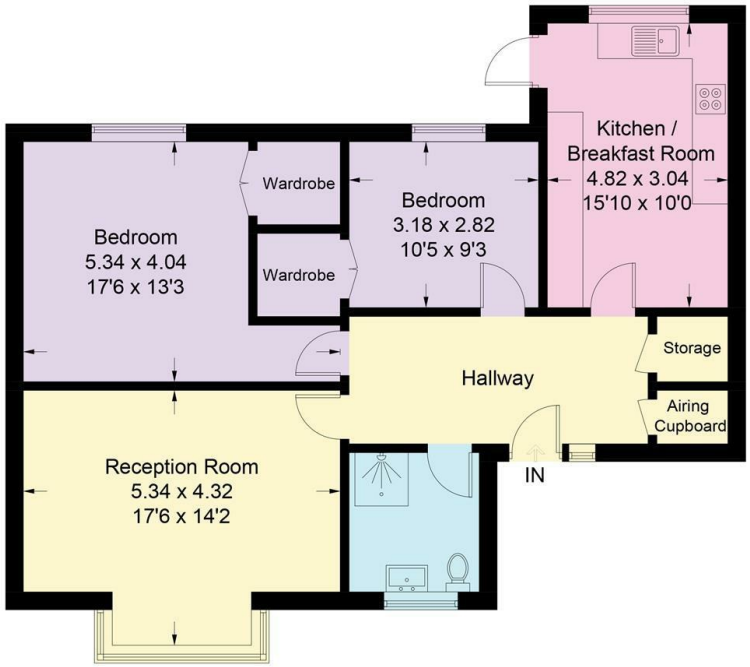
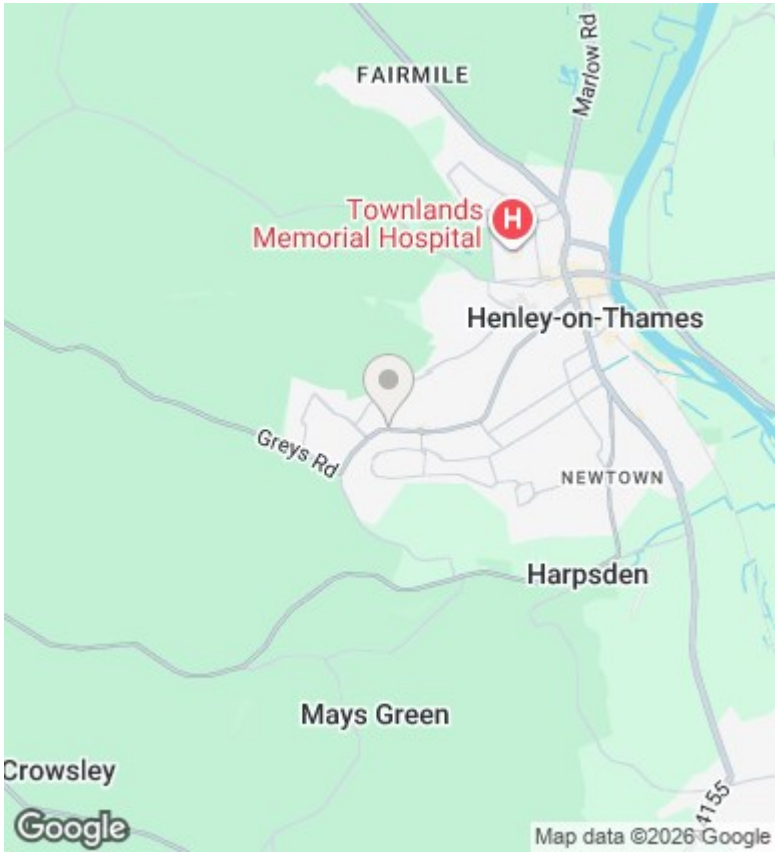


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1306123)

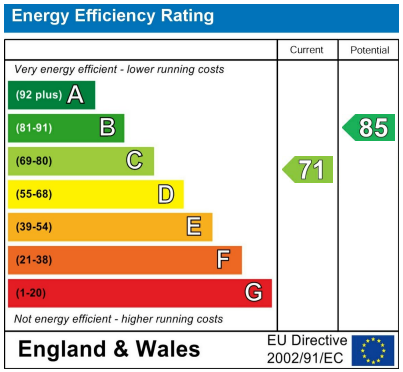


Directions

From our offices in Station Road, turn right at the traffic lights with the junction with Reading Road, towards the town centre. Turn left into Greys Road. Continue past Albert Road, and up the hill passing the Saracens Head pub. Continue past Green Lane and straight over the mini roundabout by the 'Top shops'. The entrance to Chalcraft Close will be found after a short distance on the right hand side.

Viewings

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



Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

sales@philipboothesq.com
www.philipboothesq.com