



PHILIP
BOOTH
ESQ.



6 Lovell Close, Henley-On-Thames, Oxfordshire, RG9 1PX

£700,000

- Generous 3-double-bedroom family home in cul de sac
- Separate study / family room
- Separate family bathroom
- Close to local schools and shops
- Refurbished and presented in outstanding condition
- Bedroom 1 with en suite shower room
- Enclosed rear garden
- Open-plan sitting / dining and kitchen, with utility
- Bedrooms 2 and 3 large doubles
- Private parking for 1 car

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6 Lovell Close, Henley-On-Thames RG9 1PX

A spacious and tastefully refurbished 3-bedroom mid-century modern terraced home, in a quiet cul-de-sac, 1 mile from Henley town centre. Bright and airy open-plan kitchen / dining / sitting room. Separate studio / snug. Utility room. Enclosed rear garden and off-road parking for 1 car. No onward chain.



Council Tax Band: E



ACCOMMODATION

Up the gravel driveway and in through the UPVC front door. The hallway has wooden floors and space for coat cupboards. A self-contained studio room is in use as a gym and could make a good home office or snug. There is a useful under-stairs storage cupboard. A cloakroom has a wash-hand basin and w.c., with a small window to the side.

Through a pair of frosted glazed French doors, and into the open-plan living area. The large sitting room has a picture window to the front with fitted blinds, wooden floors and an empty hearth where it may be possible to reinstate the fireplace. Beyond to the dining room, with space for a large dining room table, both wall-mounted up and down lighters, and LED ceiling lighting, and a sliding glass door to the garden beyond. The kitchen has a range of modern fitted high-gloss wall and base units, with a stainless steel sink under a window to the garden, which is set into wood-effect vinyl worktops; and a useful peninsula as a breakfast bar for casual dining. Integrated appliances include a dishwasher, fridge freezer, a double oven, and an induction hob with extractor hood over. Through to the utility room with fitted wall and base units and a stainless steel sink, with space for a washing machine, the gas combi boiler, a glass door to the garden, and a UPVC door which leads out to the side passage.

Up the carpeted staircase to the first floor landing. A loft hatch has a pull-down metal ladder.

Bedroom 1 is a double with a large window to the rear, with an attractive feature wall, fitted mirrored cupboards. An en suite shower room has floor-to-ceiling tiles, a wash hand basin, a w.c., a heated towel rail, and a walk-in shower.

Bedroom 2 is a large double with a pair of windows to the front, along with a

pair of glass doors out the balcony to the front. It has a deep walk-in wardrobe.

Bedroom 3 is another comfortable double, with a picture window to the front.

Outside

The rear garden is enclosed with panel fencing, with a patio for al fresco dining, and laid primarily to lawn with mature shrub borders.

To the front, there is a narrow border planted with shrubs. The driveway and path are laid to pea-shingle.

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 and 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





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Approximate Gross Internal Area = 143 sq m / 1538 sq ft



Ground Floor

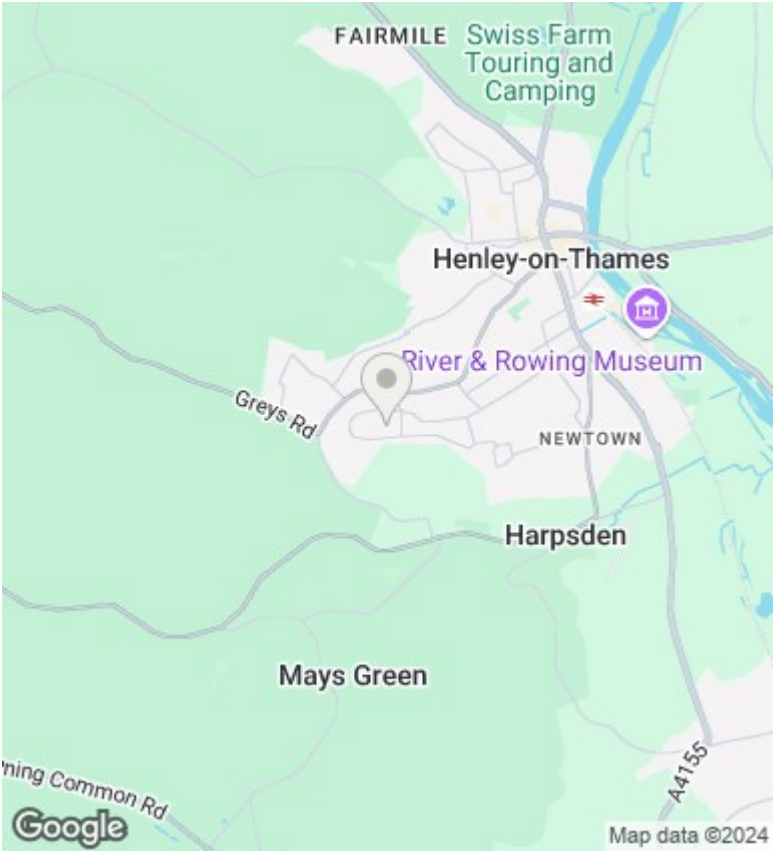
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1121942)

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) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		