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## 91 St Marks Road, Henley-On-Thames, Oxon, RG9 1LP

£1,350,000

- A pretty 1920's detached home in a prime location
- Dining room with bay window
- 3 double bedrooms
- Off-road parking and single garage
- Spacious entrance hall with ground floor shower room
- Kitchen breakfast room
- Family bathroom
- Bright sitting room with doors to the garden
- Utility room with space for laundry facilities
- Large and generously stocked south-facing rear garden

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# 91 St Marks Road, Henley-On-Thames RG9 1LP

A 3-double-bedroom 1920s detached home, located just half a mile from Henley town centre in a desirable residential road. Benefitting from off-road parking, a garage and a large south-facing private rear garden. Accommodation includes a sunny kitchen/breakfast room, utility room, 2 further reception rooms and a bathroom on both floors. No onward chain.



Council Tax Band: G



## ACCOMMODATION

Two steps lead up the the part-glazed front door, which opens into a light and spacious entrance hall with a staircase to the first floor with useful storage under.

The ground floor shower room has a shower cubicle, a wash-hand basin and w.c.

The dining room includes a fireplace, bookshelves and a bay window with a front aspect overlooking the front garden.

The sitting room has a south-facing rear aspect overlooking the private rear garden. There is a fireplace with a timber surround and marble slips and glazed French doors to outside.

The kitchen is a bright room with space for a breakfast table and chairs. It features a range of wall and base units with work surfaces over. An enamel sink unit with mixer tap sits under the window overlooking the garden. There is space for an electric cooker and a fridge. A door opens to the garden.

There is a utility room with plumbing for a washing machine/dryer and the gas-fired central heating boiler and hot water tank.

Attractive stairs with original scrollwork and decoration lead up to the first-floor landing, where there is a useful storage cupboard.

Bedroom 1 is a large double with a range of fitted wardrobes. The room features a dormer window with rear aspect and views over the garden.

Bedroom 2 is double with a dual aspect to the south and east and with a built-in wardrobe.

Bedroom 3 is a double with a large picture window to the front.

The bathroom has a 3-piece suite comprising a bath with tiled surround, a w.c. and a wash hand basin.

## Outside

To the rear, there is a delightful private, south-facing garden, which is laid mainly to lawn with mature shrub beds, a garden pond and enclosed by brick wall and panel fencing. There is a small pond to the back of the garden, and a garden shed.

To the front there is a private garden with mature shrubs and pedestrian access to the side.

The full-length integral garage has a white up-and-over door, light and power and a door to the rear. In addition, there is a private drive providing off-road parking for one car.

## LOCATION

Living on St. Marks Road

St. Marks Road is a sought after residential road situated just a short level walk from Henley town centre, railway station and River Thames. There are regular bus services to Reading and High Wycombe with bus stops on Reading Road.

Henley town centre has a Waitrose supermarket and a host of interesting independent shops and boutiques. There's a 3 screen cinema and a historic theatre. 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 Via TfL Elizabeth Line.

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 Schools - Gillotts School

Sixth Form - The Henley College

Prep schools include St Mary's School and Rupert House School

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

#### Leisure

River pursuits include Henley sailing club, local canoe clubs and various rowing clubs with 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 and 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 G

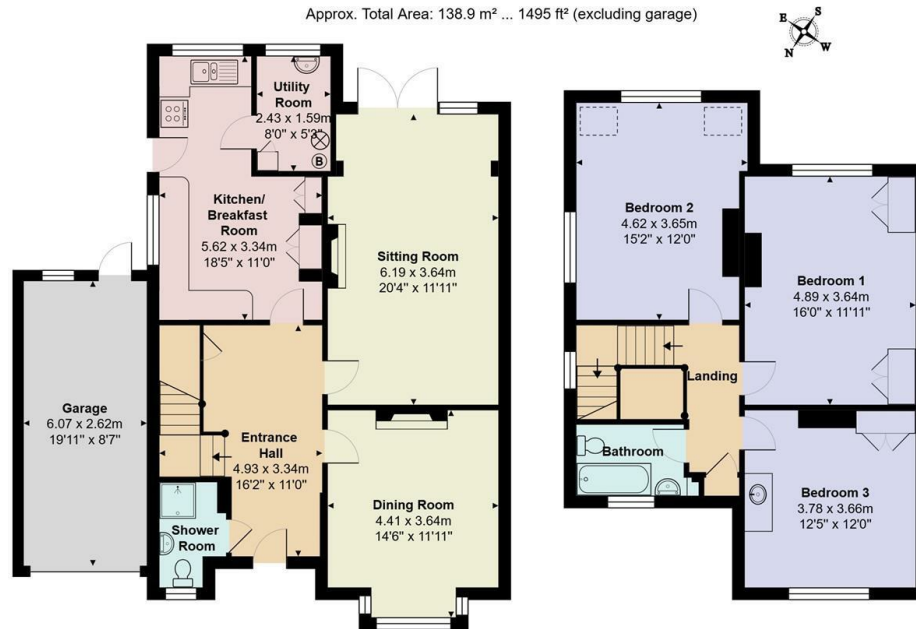




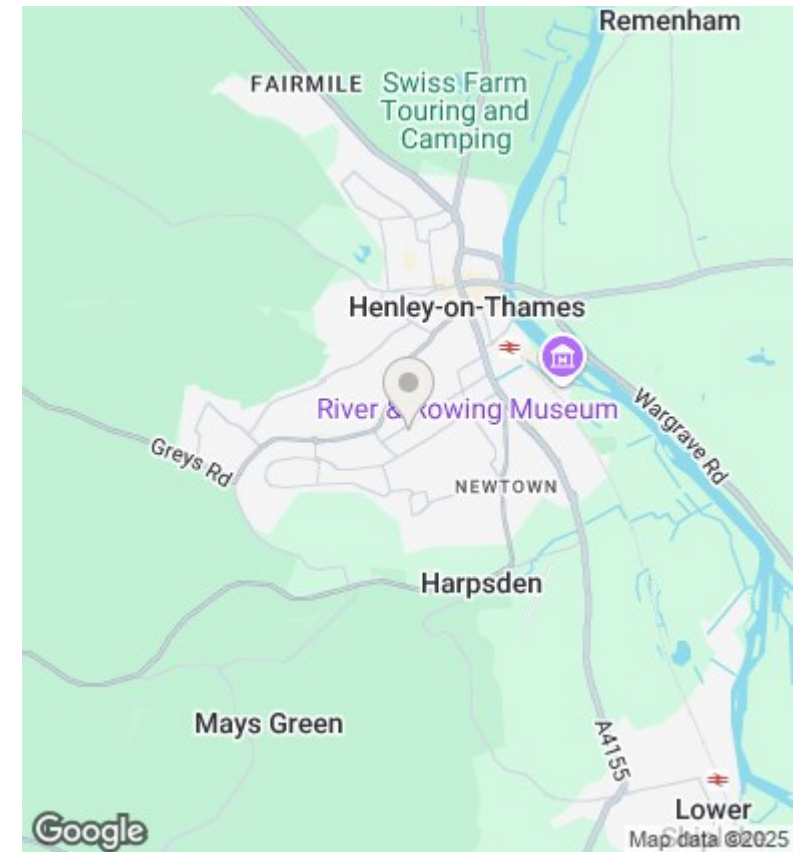


## St Marks Road, Henley on Thames, RG9 1LP

Approx. Total Area: 138.9 m² ... 1495 ft² (excluding 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 office in Station Road, turn left into Reading Road. Take the 2nd right turn into St Marks Road. Continue over the crossroads and continue up St Marks Road where the property will be found on the left-hand-side.

## 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) <b>A</b>		
(81-91) <b>B</b>		76
(69-80) <b>C</b>		
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		