



## 16 Abrahams Road, Henley-On-Thames, Oxon, RG9 2ET

£495,000

- A 3-bedroom semi-detached home
- Kitchen breakfast room with separate utility room and cloakroom
- Enclosed rear garden with large outbuilding
- No onward chain
- Quiet residential location a short walk to the town centre
- 3 bedrooms - 2 double and a single bedroom
- Driveway parking for 2 cars and a car port
- Open-plan living
- Family shower room upstairs
- Large front garden



# 16 Abrahams Road, RG9 2ET

Offered for sale with no onward chain - A spacious 3-bedroom semi-detached home in a quiet residential neighbourhood, situated just over half a mile from Henley town centre and close to good local schools. A much-loved family home benefitting from front and rear gardens, off-road parking, a garage and a carport.



Council Tax Band: D



## ACCOMMODATION

A double-glazed front door opens into the entrance hall, with a coat cupboard, access to the useful utility room and an open-tread staircase to the first floor.

The utility room has a wall-mounted gas boiler, fitted cabinets and worktop, wooden flooring and a window to the side. There is a door to the cloakroom, with a low-level w.c., corner wash-hand basin with mixer tap and tiled splash back.

The kitchen has wooden flooring, a good range of fitted wall and base units with a granite-effect worktops with an inset 1 1/2 bowl stainless steel single drainer sink, an electric hob with extractor fan over, a built-in electric oven and plumbing for a washing machine. From the kitchen there is a wide opening through to the spacious garden room, with a sliding door to the side and windows looking out on the enclosed rear garden.

An archway from the kitchen leads to a generous carpeted living room, with double-glazed French doors opening onto the patio. There is chimney breast housing an electric fire

The stairs are carpeted, with a wooden bannister and open treads.

There is a window at the top of the staircase and from the landing, doors lead to all the bedrooms and the family bathroom.

Bedroom 1 has a rear aspect and access to the loft.

Bedroom 2 has a rear aspect.

Bedroom 3 is a single bedroom with a front aspect and an airing cupboard.

The family shower room has an obscured glass window to the front, tiled flooring, low-level w.c., a pedestal hand wash basin and a corner shower.

## OUTSIDE

In the enclosed terraced rear garden there is a ramp which takes you up from the paved area to a lawned garden section and some railway sleepers leading to a gravel area right at the back of the garden where there is a wooden shed. A concrete storage building can be accessed from the rear garden via a useful door to the side, with windows overlooking the garden and a door to the front which leads out to the carport.

To the front of the property there is a lawned front garden, with a driveway which leads to a car-port and beyond to the concrete storage building.

## LOCATION

Living in Abrahams Road

Abrahams Road is a quiet residential road approximately 10 minutes walk from the town centre, providing easy access to Waitrose, the doctors' surgeries and Townlands hospital. Badgemore Primary school is just around the corner and there is a recreation ground with a children's playground just a short walk away at Freeman's Meadow.

Henley on Thames is an attractive market town with a wide variety of international and local annual events, including the Henley Royal Regatta, Henley Festival, the brilliantly vibrant Rewind Festival, The Henley Literary Festival and the charming Christmas Living Advent Calendar.

## Transport Links

Henley has easy access to the M4/M40 giving access to London, Heathrow, the West Country and the Midlands. Henley railway station (15 mins walk) has



direct links to London Paddington (via the Elizabeth Line) and access to Reading, Maidenhead & Slough via Twyford.

#### Schools

Badgemore Primary School, with its “Good” Ofsted, is located within walking distance. Gillotts School, rated “Outstanding” is located on the West side of the town; a local bus service operates from the Town Hall.

#### Sport and Leisure

The River Thames provides access to rowing, canoeing and kayaking. There is Henley Rugby Club - home of the Henley Hawks – the Regal Cinema and the Kenton Theatre are all short walks from Crisp Road. In addition, Henley has its own leisure/fitness centre, tennis, hockey, football, cricket and golf clubs. Being close to an area of outstanding natural beauty, there is also superb walking, cycling and riding in the Chiltern Hills.

Tenure: Freehold

Services: all mains services, Ultrafast broadband available

Local Authority: South Oxfordshire District Council

Council Tax: Band D

Viewing: strictly by appointment with Philip Booth Esq

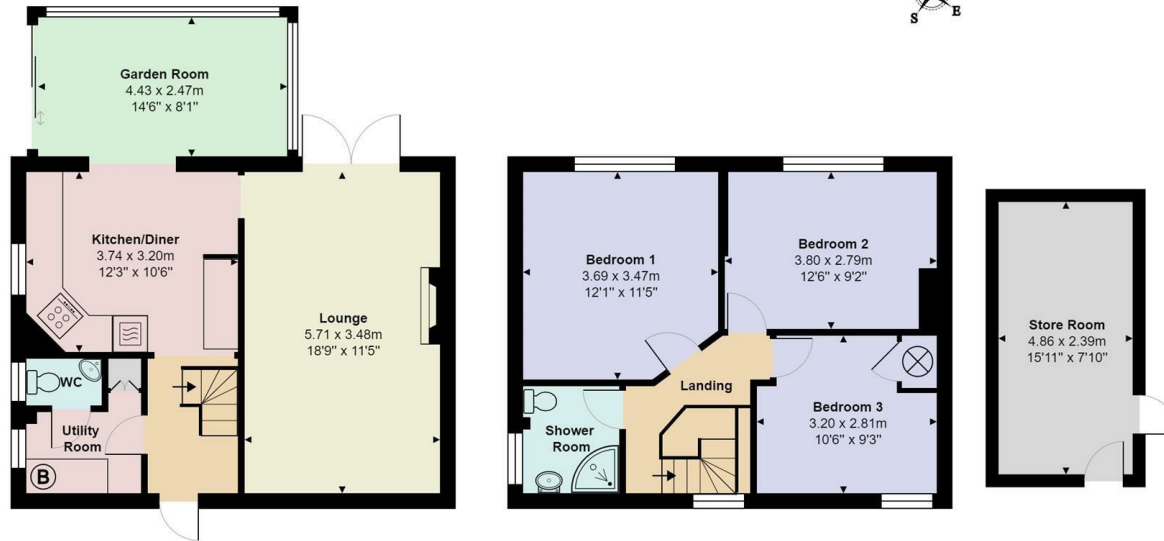




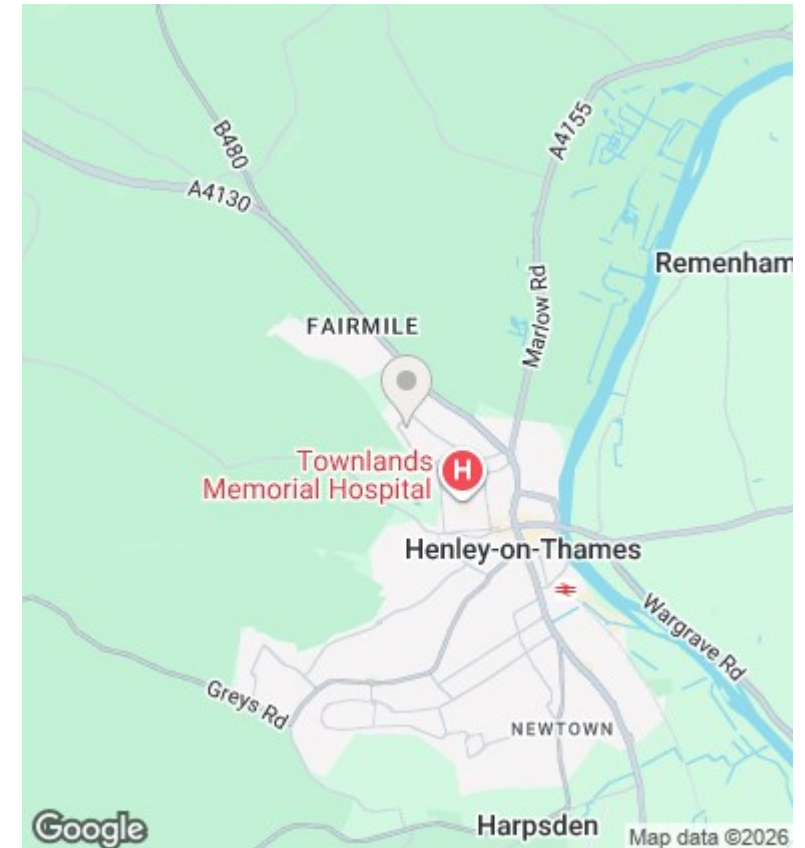


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Approx. Total Area: 96.3 m<sup>2</sup> ... 1036 ft<sup>2</sup> (excluding garage)



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 the central traffic lights in Henley town centre facing the town hall. Proceed through the market square and follow the road to the rear of the town hall, into Kings Road. Continue for approx 1/4 of a mile and just after the mini roundabout turn left into Mount View. Continue into Luker Avenue and take the 3rd left into Abrahams Road. The property will be found on the right 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>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC