

A large, stylized blue letter 'B' logo with a white outline, positioned in the top left corner of the image.

PHILIP
BOOTH
ESQ.

59 The Close, Henley-on-Thames, Oxon RG9 1SR

59 The Close, Henley-on-Thames, Oxon RG9 1SR



A 3-bedroom modern home, recently refurbished across 3 floors, with a south-facing rear garden and off-road parking, set within a cul-de-sac 1/2 mile from the town centre.

The house has recently been redecorated, has had all its double-glazing serviced and resealed, a new central heating system controlled by 'Hive'. Refurbished floorboards, new carpeting and pipework upstairs.

Enter through the part-glazed front door into a bright, spacious entrance hall with storage.

To the right there is a multi-purpose home office / TV room, with wooden floors, spotlights and a skylight.

Through an open doorway into the open-plan modern fitted kitchen / family room. It is extensively fitted with an integrated fridge/freezer, microwave, dishwasher, washer/dyer, and has an extractor over the double gas oven and 4 ring gas burner. A Belfast sink is set in the granite work surface. From the family room area, double French doors lead to the garden. The kitchen / family room has wooden flooring and is lit by spotlights.

From the kitchen, a door leads to the conservatory, which is currently in use as a dining room and overlooks the rear garden. The room has been recently insulated and features wooden flooring and underfloor heating.

There is an under stairs cupboard and white wooden banisters lead up newly carpeted stairs to the first and second floors.

Bedroom 1 is a double with space for a super-king bed, carpeted and with a pendant light. To one wall there are integrated wardrobes with sliding mirrored doors. A radiator sits under the window overlooking the garden.

Bedroom 2, currently in use as a nursery, is a carpeted single bedroom with a double glazed window to the rear, a pendant light and new radiators.

The family bathroom is modern with tiles laid to the floor and walls, a w.c., wash hand basin set in a black cabinet, a p-shaped bath with shower over and a heated towel rail.

An airing cupboard has space for a dryer.

2nd floor

Bedroom 3 is a generous double bedroom with a skylight to the front and spotlights, currently in use as a home office. It is carpeted with sliding eaves storage, high ceilings, and a window to the rear.



The en suite shower room is modern with black subway tiles to the walls, a w.c., wash hand basin set in a wooden cabinet, and a walk-in waterfall shower with hand wand and a heated towel rail.

Outside

The south-facing rear enclosed garden has fencing either side and brick wall to the rear where it backs onto the large gardens of St Mark's Road properties, which provide extra privacy and make it quieter. It has been laid to lawn with patio, with space for a shed.

To the front, the house overlooks the Green, and there is space for 2 cars to park off-road in front of the house.

Living in The Close

'The Close' is a quiet residential no-through road located off Greys Road and only half a mile from the town centre and train station and opposite the Makins Recreation Playground. Our client advises that it has a strong sense of community.

"Takhar Food and Wine" convenience store is located just around the corner on Greys Road.

Henley town centre has a Waitrose supermarket, independent shops and boutiques. A 3-screen cinema, the Kenton theatre and the Old Fire Station Gallery.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station has links with London Paddington via Twyford for the TfL Elizabeth Line (Crossrail) 55 minutes.

Reading - 8 miles; Maidenhead M4 Junction 8/9 - 10 miles; London Heathrow - 25 miles; London West End - 36 miles

Schools

Trinity Primary (Ofsted Outstanding), Sacred Heart Catholic Primary school; Gillotts Secondary School; The Henley College Sixth Form; 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, The Abbey, Cranford House, Abingdon Boys School and St Helen and St Katharine.

Leisure

River pursuits and the world-famous Royal Regatta. Henley Festival of Arts and Marina facilities at Harleyford and Wargrave. Henley Golf Club, Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty. Henley Leisure Centre is located near Gillotts School, providing an indoor swimming pool, gym and studios.

Local Authority - South Oxfordshire District Council

Council Tax - Band C

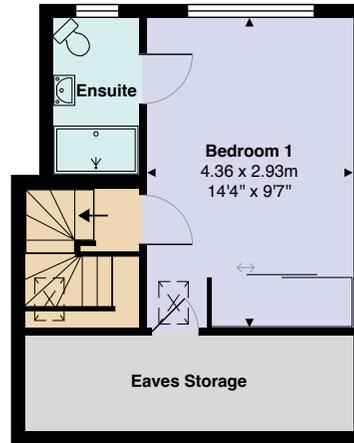
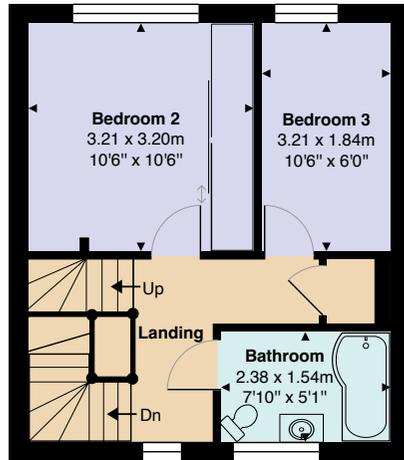
Services - Mains water, drainage and electricity, superfast and fibre-optic to the door, broadband available. Mains gas central heating.

Agent's Note: *Our client has had a quote for installing solar panels that would cover about 70% of electricity consumption. The quote was for roughly £10k not including any government grant, and included installation of an electric battery and external car charger.*



The Close, Henley on Thames, RG9 1SR

Approx. Total Area: 97.1 m² ... 1046 ft² (excluding store, eaves storage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**PHILIP
BOOTH
ESQ.**

Chiltern House
45 Station Road
Henley on Thames
Oxon
RG9 1AT

Tel: (01491) 876 544
Mob: 07795 422 284
email: sales@philipboothesq.com

Please note Philip Booth Esq Ltd has not tested the services and domestic appliances and cannot verify as to their working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. If such details are fundamental to a purchase, the purchaser/s should seek expert advice from solicitors/surveyors.