2 Tollgate Cottages
Henley Road | Hurley | SL6 5LT

A beautifully presented cottage set within an exclusive gated development within easy walk of the picturesque riverside village of Hurley.

Guide Price: £450,000

- Beautifully presented
- Two double bedrooms
- Open fire place
- Exposed beams
- Gated parking for 2 cars
- Front and rear garden
- Double glazed
- Oil central heating
- Walking distance of Hurley and the river

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A beautifully presented cottage set within an exclusive gated development with views over open countryside and within walking distance of the picturesque village of Hurley and the River Thames.

The paved and gravelled front garden is enclosed by a white picket fence and gate leading to the front door. The living room has exposed beams and floor boarding with a beautiful Victorian style open fire place and square bay front window. There is a cloakroom off the connecting hallway leading to the kitchen/breakfast room with ample space for a dining table, stone flooring, Whisper grey wall and base units, timber worktops, fitted Miele dishwasher, Zanussi electric hob and oven and Neff fridge freezer.

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Exterior
The cottage is approached from the Henley Road via a gated entrance offering private allocated parking as well as a visitors parking area. The paved and gravelled front garden is contrasted by the 30 foot rear garden enclosed by a timber fence which is mainly laid to lawn with a patio area outside the rear kitchen door and open views of the countryside. The entire grounds are maintained at a monthly cost of £90 pcm.

Situation
The property is approximately 4 miles to the east of Henley-on-Thames and just under 5 miles west of Maidenhead town centre. Both towns offer a generous range of shopping and leisure facilities with Maidenhead offering fast and frequent rail access to London Paddington with commuter trains taking from 26 minutes. The town also offers the historic Kenton Theatre, Regal Picture House Cinema and numerous bars, pubs and restaurants alongside water based activities on the River Thames.

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To view this or any of our other properties visit our website www.simmonsandsons.com
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**Services**
Mains electricity, water, drainage and oil fired central heating.

**Local Authority**
Royal Borough of Windsor & Maidenhead.
Tel: 01628 798888

**Council Tax**
Tax Band D

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**Energy Efficiency Rating**

**Environmental Impact (CO₂) Rating**

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**Ground Floor**

- **Kitchen/Dining Room**
  - 16’3” x 13’3”
  - 4.95m x 4.05m

- **Living Room**
  - 16’3” x 13’3” max
  - 4.95m x 4.04m max

**First Floor**

- **Bedroom 2**
  - 9’10” x 9’8”
  - 3.00m x 2.95m

- **Master Bedroom**
  - 13’11” x 10’8” max
  - 4.26m x 3.25m max

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**Viewing strictly by appointment only with Simmons & Sons**

**Henley – 01491 571111**

**www.simmonsandsons.com**
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Situation
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Recommended floor area: 832 sq ft

涉案面积：832平方英尺