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39 READING ROAD, HENLEY-ON-THAMES, OXFORDSHIRE, RG9 1AB



- Grade II Listed Victorian cottage
- Three bedrooms
- Two reception rooms
- Upstairs bathrooms
- Potential to extend and improve
- Central Henley location

Asking Price £525,000 (Freehold)

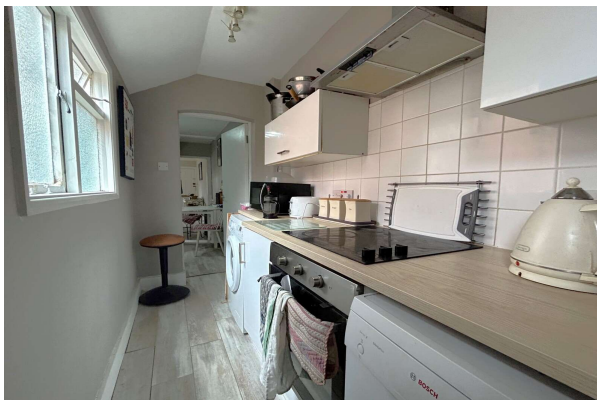
FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE HENLEY ON THAMES BRANCH ON 01491 412345



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PROPERTY DESCRIPTION

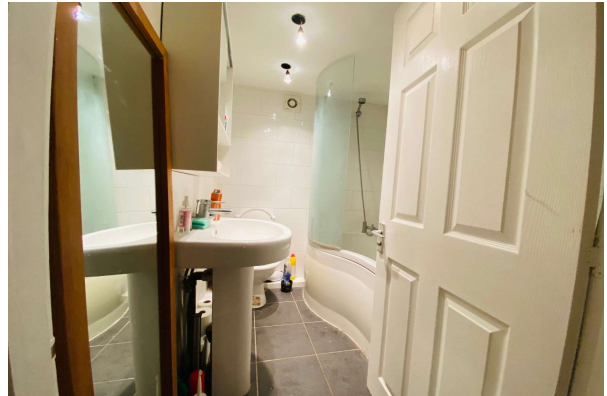
A Grade II Listed terraced three bedroom Victorian cottage located in the centre of Henley. In need of some modernisation, it benefits from two characterful reception rooms, a basement, three bedrooms, an upstairs bathroom and a private low maintenance garden. EPC Exempt.

LOCAL INFORMATION

Reading Road is a central Victorian road Henley. The house is located in the town centre, part of a short run of Victorian terraced houses known as Gladstone Terrace.

Henley on Thames is a charming and famous riverside town within 10 miles of Reading, 35 miles of central London and 25 miles from Heathrow. Henley is surrounded by lovely countryside, dominated by the Chiltern Hills and the River Thames runs through the town itself. There are miles of walking, cycling and running routes along the Thames Path and in the surrounding countryside, and of course rowing and boating on the River Thames. Every summer the town hosts the world-famous Royal Regatta followed by the Henley Festival and Rewind Festival.

The town has a railway station providing a link to the mainline stations in Reading and Twyford with a fast service to London Paddington (from 28 minutes). Crossrail allows direct access to the City, Canary Wharf, the West End and Heathrow Airport. The M4 (J8/9) is approximately 7 miles away, and the M40 (J4) is 12 miles. Henley offers an excellent variety of shops, ranging from high street chains to independent boutiques. There are numerous coffee shops and many restaurants offering an array of cuisines. Sporting facilities include several fine local golf courses and clubs for rugby, squash, swimming and tennis. Local primary schools include Trinity, Badgemore and Valley Road, and are all rated good or outstanding by Ofsted. Gillotts School and The Henley College offer secondary and 6th form education.



ACCOMMODATION

The property opens with two characterful reception rooms, the first of which has an original fireplace. The galley kitchen is off the second reception room, which also includes a door to the garden. There is access to the basement, which is currently used as storage, but could be converted to an additional reception room, subject to the usual building consents.

On the first floor is a bright double bedroom with a feature fireplace, a family bathroom and a second smaller bedroom. The second floor is entirely the third bedroom, which is spacious and light with eaves storage.

OUTSIDE SPACE

At the rear, the garden is paved and surrounded by a traditional brick wall. There is a side gate for access to the neighbouring alley. Parking is on street with residents parking permits.

LOCAL AUTHORITY and SERVICES

All mains services connected. South Oxfordshire District Council, tax band D.





CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

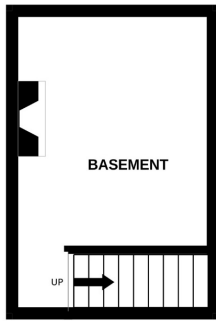
BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

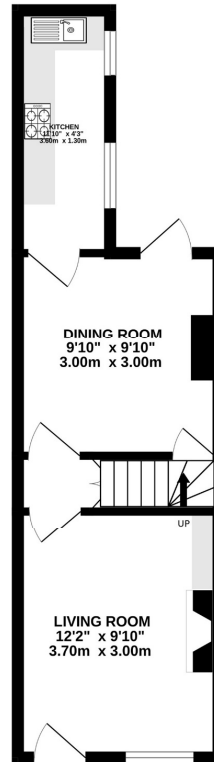
REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

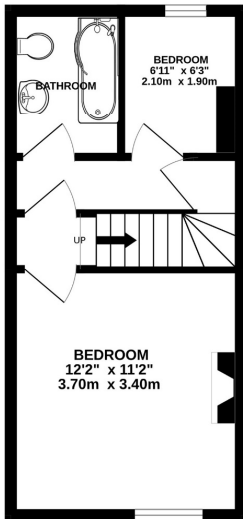
BASEMENT
138 sq.ft. (12.8 sq.m.) approx.



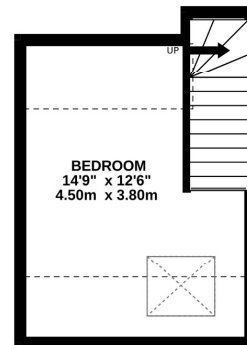
GROUND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



1ST FLOOR
267 sq.ft. (24.6 sq.m.) approx.



2ND FLOOR
169 sq.ft. (15.7 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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