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4 PUTMAN PLACE, HENLEY-ON-THAMES, OXFORDSHIRE, RG9 1BZ



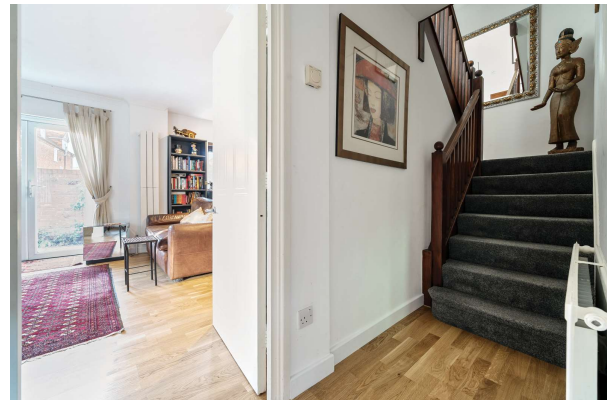
- Semi-detached townhouse
- Three bedrooms
- Open plan kitchen living and dining room
- Garage and driveway parking
- Private courtyard garden
- Central Henley location

Offers in Excess of £800,000 (Freehold)

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



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PROPERTY DESCRIPTION

A perfectly located mews townhouse in the heart of Henley-on-Thames. The property benefits from an open plan ground floor, two ensuite bedrooms, plus one more, a garage and driveway parking. EPC Rating C.

LOCAL INFORMATION

The property is located in a private mews close to the town centre and river, only 200m from the main shopping area and train station.

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 front door opens into a useful lobby area with space for coat and shoe storage. The living space opens up through a doorway into a bright open plan living and dining room with a bay window to the front creating a cosy dining area. The kitchen is recently fitted in contemporary navy blue cupboards, composite worksurfaces and fully integrated appliances. There is also a pleasant bar with stool seating. There are double French doors to the garden from the living room.

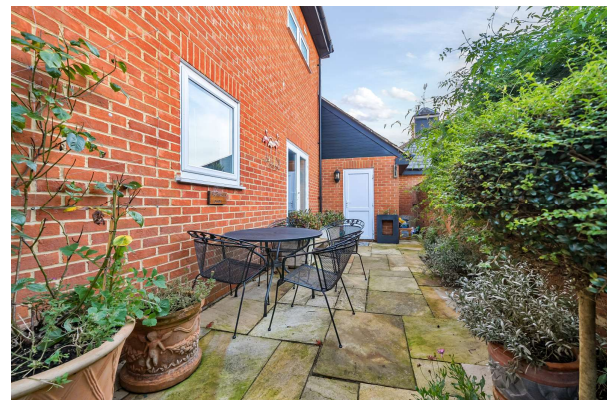
The first floor comprises two bedrooms and a family bathroom with a feature bath. The second bedroom has an ensuite modern shower room. The second floor is entirely the principal bedroom suite. It is bright and has built in wardrobes and an ensuite four-piece bathroom with a separate corner walk in shower and double vanity unity.

OUTSIDE SPACE

The property comes with a driveway parking space in front of the garage. The garage has a window and back door to the garden, as well as potential for storage space in the roof. As such, it could be converted to provide extra living space, if required. The rear garden is a low maintenance courtyard of paved patio and mature flower borders.

LOCAL AUTHORITY and SERVICES

All mains connected. South Oxfordshire district council, tax band F.





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.

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.



Denotes restricted head height

Approximate Area = 1022 sq ft / 94.9 sq m
Limited Use Area(s) = 24 sq ft / 2.2 sq m
Garage = 152 sq ft / 14.1 sq m
Total = 1198 sq ft / 111.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Davis Tate. REF: 1054821