

**62 LUKER AVENUE, HENLEY-ON-THAMES,
OXFORDSHIRE, RG9 2EX**

- End of terrace house
- Three bedrooms
- Two bathrooms
- Double length conservatory
- Driveway parking
- 500m from Henley town centre

Asking Price £485,000 (Freehold)**FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE HENLEY ON THAMES BRANCH ON 01491 412345****davistate.com**



PROPERTY DESCRIPTION

An end of terrace three bedroom home located 500m from Henley town centre. The property includes a kitchen breakfast room, living room, dining room and generous double length garden room. There is driveway parking and pretty front and rear gardens. EPC Rating C.

LOCAL INFORMATION

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 main living room is fitted with built in storage around the feature fireplace. There is a door to the kitchen breakfast room and a separate one to the front lobby. The kitchen is fitted with built in storage and appliances and has space for a breakfast table. From here there is a spacious utility area with plenty of built in storage and a side door. There is a second reception room which leads in turn to the spacious garden room. This is a light space with areas for dining and relaxed seating and a door to the garden. The ground floor also includes a recently fitted shower room.

Upstairs there are three bedrooms. The bathroom is split into a separate w.c. with sink and bathroom with bath with shower over. The third bedroom has a lobby area currently fitted with a kitchenette. This may make a useful annex area or could be converted to make a larger bedroom. There is a loft for storage.

OUTSIDE SPACE

The property benefits from a gravel parking space. Further parking is available on the road and there is no permit required. The front garden is very pretty and also private. It is stepped with mature flowering plants and shrubs and a relaxed seating area. The rear garden benefits from a green house and large summerhouse.

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.

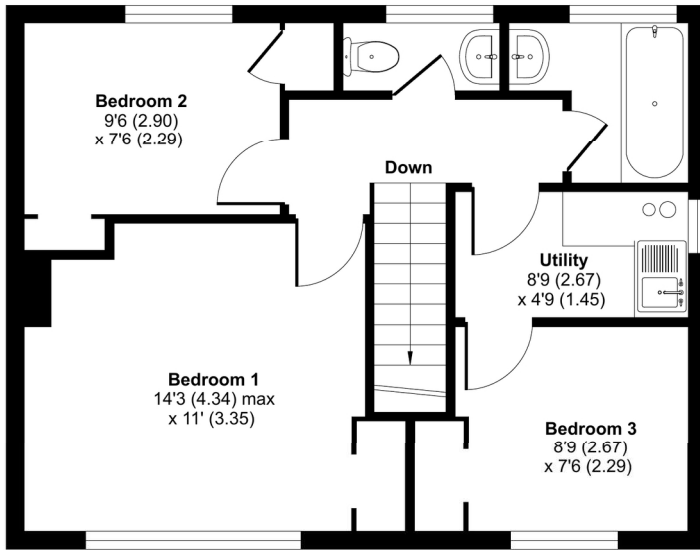
BUYERS INFORMATION

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.

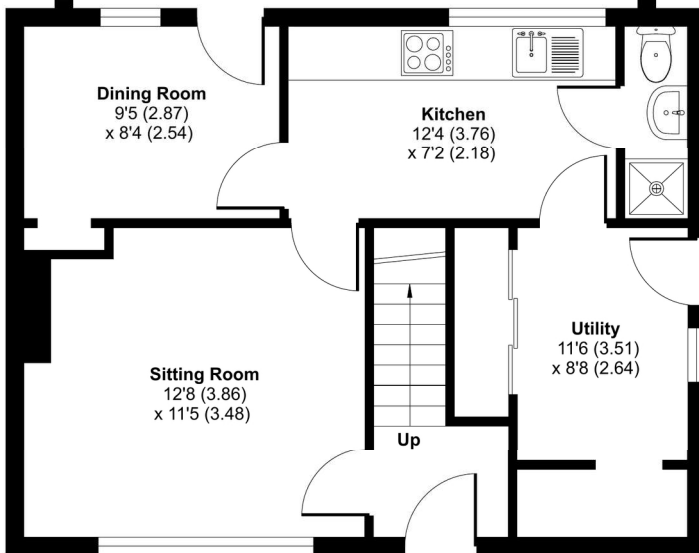
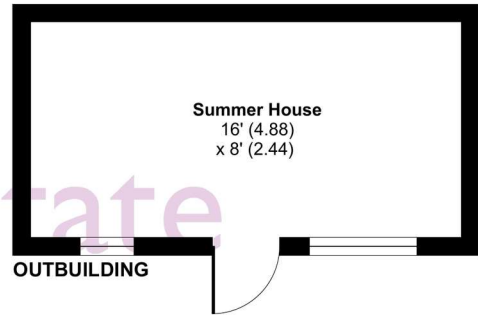
REFERRAL FEES

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.

Approximate Area = 1189 sq ft / 110.4 sq m
 Outbuilding = 128 sq ft / 11.8 sq m
 Total = 1317 sq ft / 122.2 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Davis Tate. REF: 1061844