

**4 OAKFORD COURT, HENLEY-ON-THAMES, OXFORDSHIRE,
RG9 1BL**

- End of terrace town house
- Four bedrooms
- Three bathrooms
- Kitchen breakfast room
- Driveway parking
- Low maintenance garden

Guide Price £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 four bedroom mid-terrace house located in a select cul de sac less than a mile from the town centre. Built in 2018, the house is modern in style. There is a kitchen breakfast room, spacious living room, four bedrooms (two of which are ensuite), a private garden and driveway parking. EPC Rating B.

LOCAL INFORMATION

Oakford Court is a quiet residential cul de sac in the historic riverside town Henley-on-Thames. It was built in 2018. The property is less than a mile from the town centre.

The town has superb facilities including a Waitrose, individual coffee shops and restaurants, a fine variety of shops and is home to the world famous Henley Royal Regatta. Henley railway station provides a link to the mainline stations in Reading and Twyford with a fast service to London, Paddington (from 28 minutes) with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow Airport. Connection to the M4 (J8/9) via the A404M is approximately 7 miles distant with access to Heathrow (22 miles) and the motorway network.

Sporting facilities including a number of fine local golf courses at Henley, Badgemore Park and Huntercombe and clubs for rugby, squash, swimming and tennis. Nearby, buses collect for various schools including The Oratory Prep, Reading Bluecoats, Abingdon School, St Helen's and St Katherine's, The Manor and The Abbey School. There are miles of walking, cycling and running along the Thames Path and over the surrounding countryside and rowing and boating on the River Thames.

ACCOMMODATION



The entrance hall is bright with a useful shoe and coat cupboard. The kitchen breakfast room is fitted in a contemporary style that includes composite stone worktops, built in appliances and a 5 burner gas hob. There is space for a dining table beneath a bright large window to the front. The spacious living room spans the width of the property. It has full length windows, central glazed double doors out to the garden and a recently fitted wooden floor. The ground floor includes a sizable and modern guest w.c.

The first floor is light and airy with three bedrooms. This includes the guest bedroom which has a modern ensuite with a walk in shower. There are two further bedrooms, one currently used as a study, which share a family bathroom. This is contemporary in style with a bath with shower over. The second floor is entirely the main bedroom suite. This is spacious and light, with a vaulted ceiling. There is ample room for a seating area, built in mirrored wardrobes and a light ensuite with a large walk-in shower. There is also eaves storage.

OUTSIDE SPACE

The front garden is beautifully maintained with planting. There is driveway parking for two vehicles, plus additional visitor parking on a first come, first served basis. The rear garden was landscaped recently with a central astro turf lawn and patio borders. There is a gate to a private pathway that provides rear access and bin storage.

LOCAL AUTHORITY and SERVICES

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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.

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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.

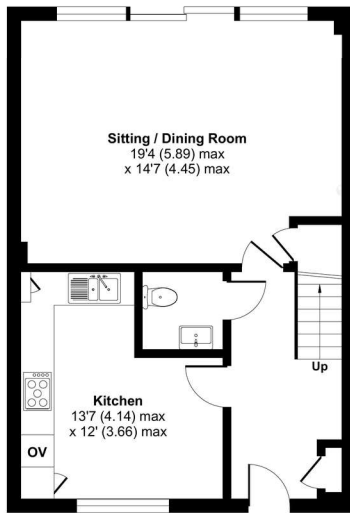
REFERRAL FEES

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.

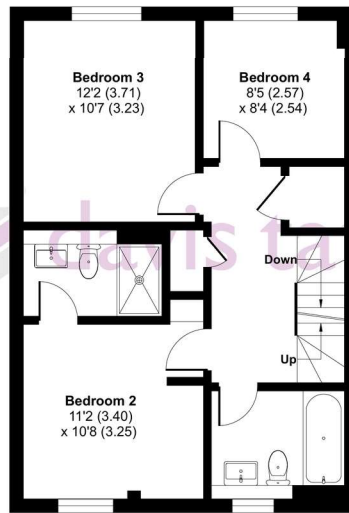


Approximate Area = 1486 sq ft / 138 sq m
Limited Use Area(s) = 32 sq ft / 2.9 sq m
Total = 1518 sq ft / 140.9 sq m
For identification only - Not to scale

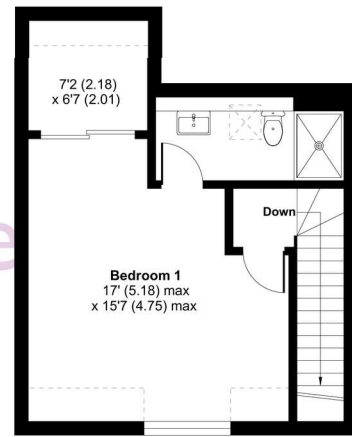
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis Tate. REF: 1092474