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108 READING ROAD, HENLEY-ON-THAMES, OXFORDSHIRE,  
RG9 1DN



- Victorian terraced house
- Three double bedrooms
- Two bathrooms
- Two reception rooms
- Open plan kitchen dining room
- Less than 1/2 mile from Henley town centre

Offers in excess of £650,000 (Freehold)

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



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## PROPERTY DESCRIPTION

A well presented characterful Victorian terraced house. The property has three double bedrooms, two reception rooms and a newly fitted kitchen dining room. It also benefits from a south west facing garden. EPC Rating E.

## LOCAL INFORMATION

Reading Road is a central Victorian road Henley. The house is located less than 600m from the town centre.

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's entrance is full of Victorian character. There is a wooden floor, decorative ceiling arch and stained glass window on the landing. In common with the rest of the house, the living room has striking high ceilings. There is a bay window with white plantation shutters, period corning and an original open fireplace with a large mantel. There is a spacious family room with built in shelving which is open to the dining area beyond. This is a bright and largely glazed room benefitting from double doors to the garden and a corner wood-burning stove. The kitchen was recently fitted with striking modern units and white metro tiles. There are quartz white worktops and built in appliances including an 8-burner range oven and ceramic butler sink. It leads to a fitted utility space and further to a newly refurbished family bathroom with underfloor heating and a bath with shower over.

On the first floor are two double bedrooms, both with built in wardrobes. The third double bedroom is on the second floor and has two bright loft lights as well as an ensuite shower room.

## OUTSIDE SPACE

The rear garden is south west facing. There is a patio close to the house and a lawned area beyond with a shed to one side. The garden also benefits from a raised deck with fitted bench seating. There is a back gate leading to an alley for direct rear access.

## LOCAL AUTHORITY and SERVICES

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

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### CONVEYANCING

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### DISCLAIMER

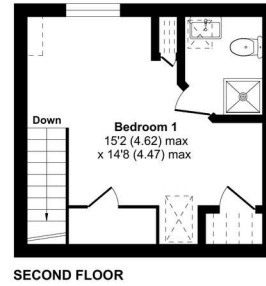
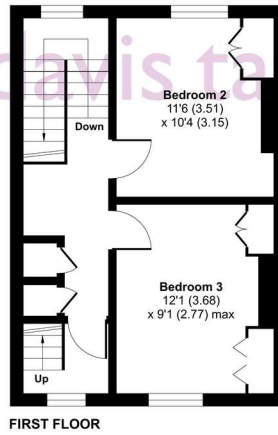
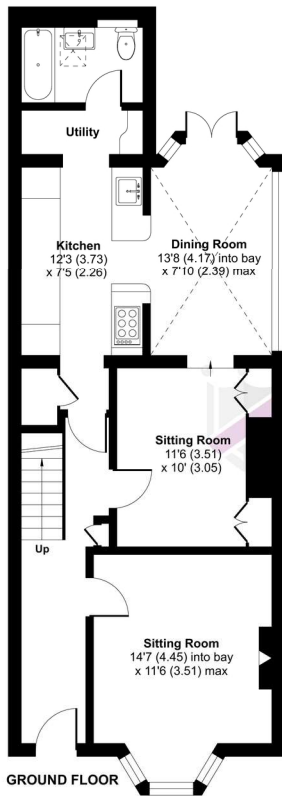
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### BUYERS INFORMATION

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 = 1288 sq ft / 119.6 sq m  
Limited Use Area(s) = 19 sq ft / 1.7 sq m  
Total = 1307 sq ft / 121.3 sq m  
For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis Tate. REF: 1097704