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## 5 ADAM COURT, HENLEY-ON-THAMES, OXFORDSHIRE, RG9 2BJ



- Semi detached house
- Three bedrooms
- Two bathrooms
- Open plan living and dining room
- Garage and south facing garden
- Central Henley location

Offers in the Region of £750,000 (Freehold)

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



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## PROPERTY DESCRIPTION

A three bedroom, two bathroom semi-detached house located in the heart of Henley-on-Thames. The property has an open plan living and dining room, separate kitchen and additional guest w.c. It further includes a garage and south facing garden. No onward chain. EPC Rating C.

## LOCAL INFORMATION

Adam Court is a purpose built town centre development providing a quiet and mainly pedestrianised collection of houses and apartments. The house includes use of visitor parking bays for guests.

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. 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.

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). The Elizabeth line 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.





## ACCOMMODATION

The house's entrance is situated on a pedestrianised walk way through the centre of the development. It has an entrance porch which gives more space in the internal hallway. There is an L-shaped reception room at the rear of the property with double glazed French doors to the courtyard garden. The shape of room lends itself perfectly to a dining area opposite the hatch to the kitchen. The kitchen is well fitted with a range of appliances and wooden fronted storage cupboards. The ground floor is completed with a guest w.c. and a large airing cupboard.

Upstairs, the main bedroom is spacious with built in wardrobes and an ensuite bathroom. There two further bedrooms, one with built in wardrobes, sharing the second bathroom. There is a boarded loft for storage.

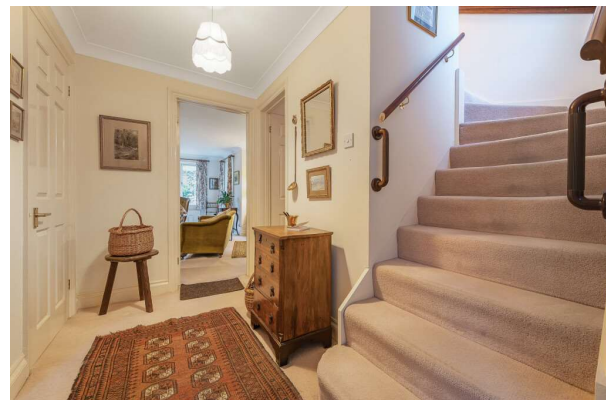
## OUTSIDE SPACE

The courtyard garden is mainly paved with gravel sections and flower beds. It is south facing and enjoys plenty of sunshine. There is garden access through a secure side gate from the side as well. The house comes with a garage in a separate block for parking, along with use of visitor parking bays on a first come, first served basis.

## LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council, tax band F. All mains services connected. There is an annual service charge of £480 (2023) for upkeep of communal areas.









### **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

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### **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](http://davistate.com)

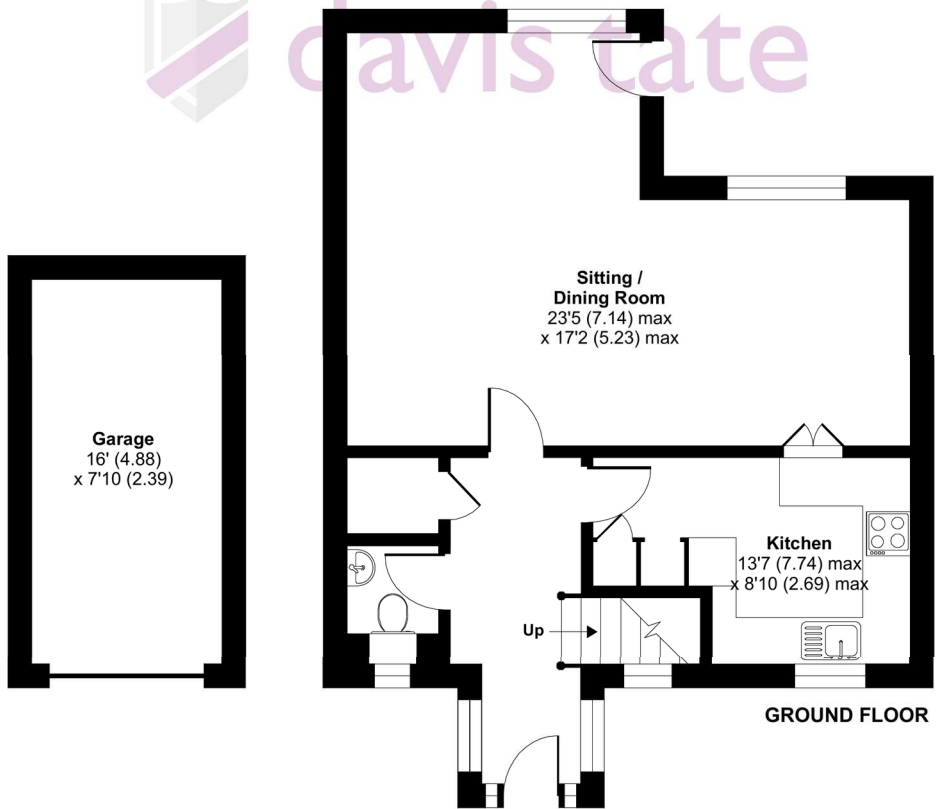
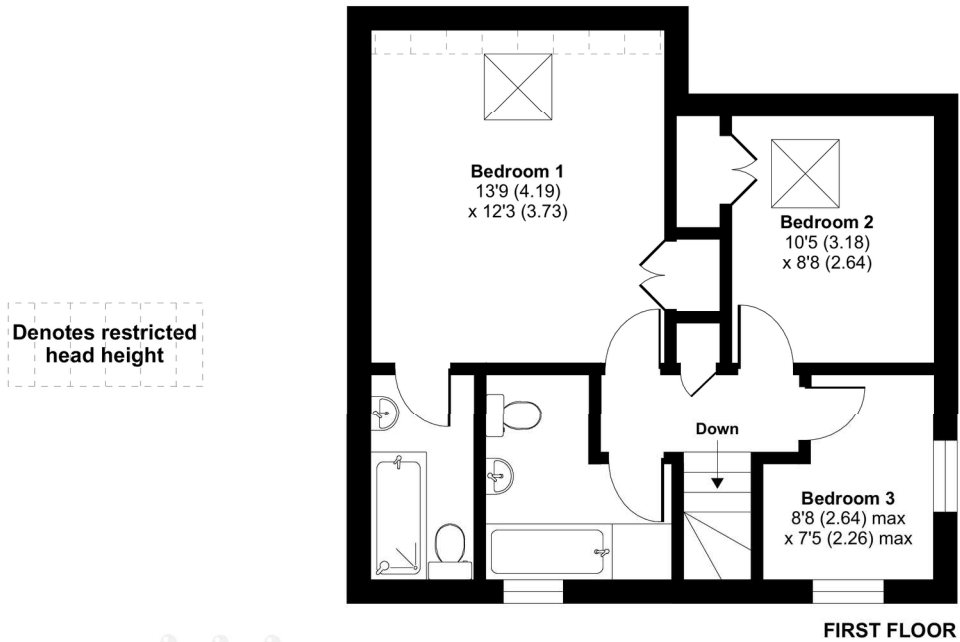
### **BUYERS INFORMATION**

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.

Approximate Area = 1062 sq ft / 98.7 sq m  
Garage = 129 sq ft / 12 sq m  
Limited Use Area(s) = 12 sq ft / 1.1 sq m  
Total = 1203 sq ft / 111.8 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 2024. Produced for Davis Tate. REF: 1105314