

54 GREYS HILL, HENLEY-ON-THAMES,
OXFORDSHIRE, RG9 1SJ



- Grade II Listed cottage
- Three bedrooms
- Open plan living and dining room
- Cellar
- Low maintenance garden
- 300m from Henley town centre

Asking Price £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 Grade II Listed mid terrace cottage with three bedrooms located close to the centre of Henley. There is an open plan living and dining room, kitchen, bathroom and pretty courtyard garden. EPC Exempt.

LOCAL INFORMATION

Greys Hill is a residential road of mainly period cottages located on the outskirts of Henley town centre, less than 300m from the shops, restaurants and railway 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. 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 has a useful entrance porch that leads into the living room. This is a characterful space with a window to the front. It is open to the dining area and has built in shelving along with a feature fireplace. There is a galley style kitchen fitted with a range of storage options and appliances. There is a lobby area beyond with a side door to the garden and access to the family bathroom, which has a bath with shower over. The house has a basement, which could be converted in further reception space and is currently used for storage.

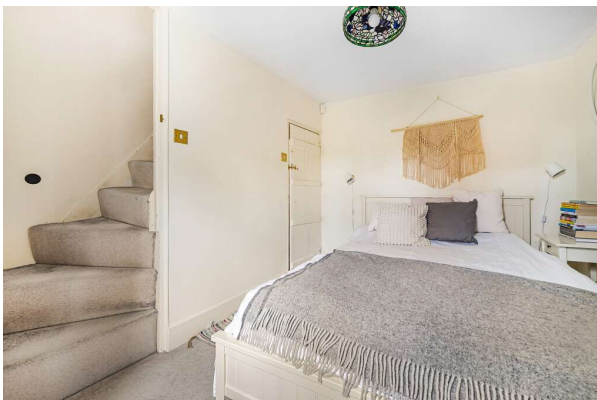
On the first floor are two bright double bedrooms, one of which includes the staircase up to the second floor. This has been converted to a double bedroom and includes some eaves storage.

OUTSIDE SPACE

The front of the property has a pretty front garden behind a low brick wall. There is a private rear courtyard garden which is paved for low maintenance. Parking is on street with no permit required.

LOCAL AUTHORITY and SERVICES

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





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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 = 861 sq ft / 79.9 sq m
Limited Use Area(s) = 21 sq ft / 1.9 sq m
Total = 882 sq ft / 81.8 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: 1108880