

**48 GAINSBOROUGH CRESCENT,
HENLEY-ON-THAMES, OXFORDSHIRE, RG9 1TA**

- End of terrace house
- Three bedrooms
- Spacious gardens
- Potential to extend and modernise, STPP
- 500m from Henley town centre
- Quiet cul de sac location

Asking Price £475,000 (Freehold)**FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE HENLEY ON THAMES BRANCH ON 01491 412345****davistate.com**

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

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PROPERTY DESCRIPTION

An end of terrace house with plenty of potential to extend and improve, STPP located just 500m from Henley town centre. The property has three bedrooms, a kitchen breakfast room, spacious living room and pretty wrap-around gardens with an outbuilding. EPC Rating D.

LOCAL INFORMATION

Gainsborough Crescent is located on the Gainsborough Estate, a popular residential road which is within 500m of Henley town centre, with its variety of shops, restaurants and amenities.

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 house has been a much loved family home for many years and is clean and tidy throughout. On the ground floor is a spacious, dual aspect living room with an open fireplace, currently containing an electric heater, and two doors through to both the hall and the kitchen. The kitchen is fitted with storage cupboards, a larder cupboard, a large under stairs storage cupboard and a back door.

The first floor has three bedrooms. The main bedroom enjoys dual aspects windows, and all three have built in wardrobes.

OUTSIDE SPACE

The property is end of terrace and offers a large well-tended lawned front garden behind a gate. This area could be partly converted to provide driveway parking, STPP.

The rear garden is accessible at the side and via the kitchen door. The garden wraps around the rear of the house and gives views over Henley. The grounds are well looked after with multiple mature beds and trees. There is a greenhouse and a brick outbuilding, currently divided into three separate storage rooms. This could be converted to provide additional ground floor living space, if required, STPP.

LOCAL AUTHORITY and SERVICES

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

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BUYERS INFORMATION

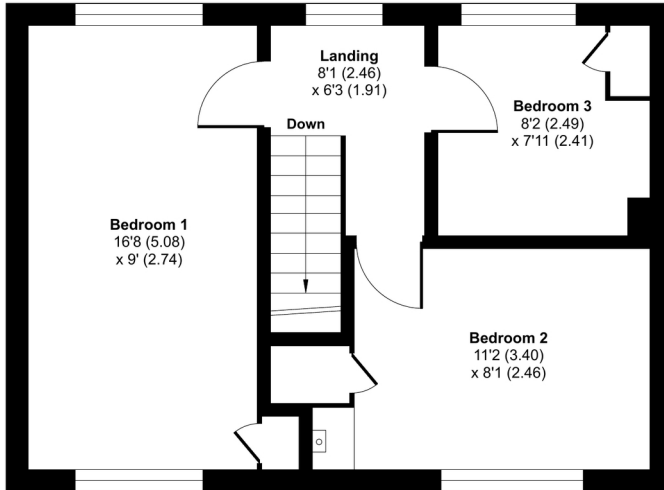
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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

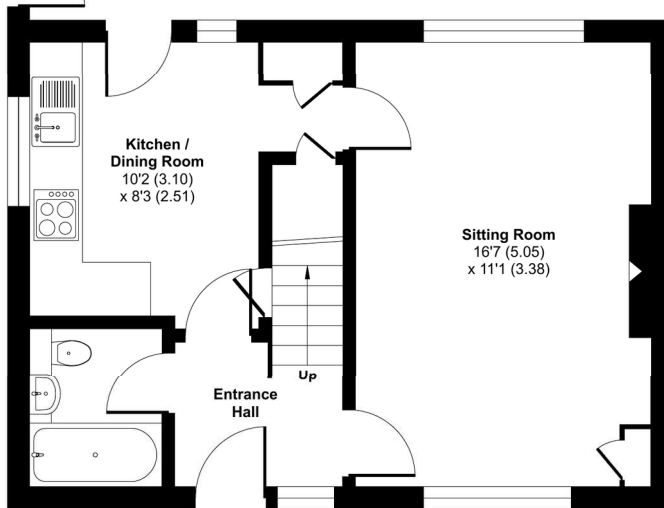
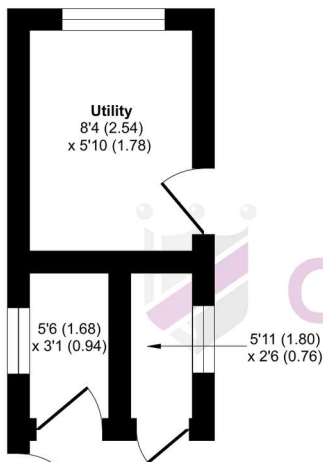
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Approximate Area = 792 sq ft / 73.6 sq m
Outbuilding = 81 sq ft / 7.5 sq m
Total = 873 sq ft / 81.1 sq m

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). © nitchecom 2024. Produced for Davis Tate. REF: 1108741