



sales | lettings | new homes | conveyancing | mortgages

36 KINGS ROAD, HENLEY-ON-THAMES, OXFORDSHIRE, RG9 2DG



- Victorian terraced house
- Three bedrooms
- Two reception rooms
- Upstairs bathroom
- Guest w.c. and utility room
- Henley town centre location

Guide Price £750,000 (Freehold)

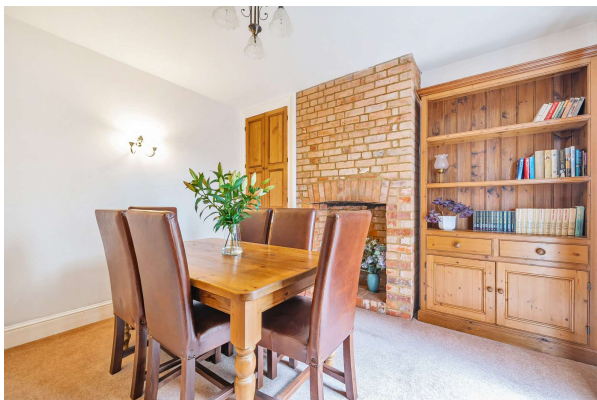
FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE HENLEY ON THAMES BRANCH ON 01491 412345



davistate.com

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

Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.



PROPERTY DESCRIPTION

A beautifully presented three bedroom Victorian terraced house set in the centre of Henley. The house has plenty of character and original features and includes two reception rooms, a guest w.c., utility room, upstairs bathroom and a delightful courtyard garden. No onward chain. EPC Rating D.

LOCAL INFORMATION

Kings Road is a highly desirable Victorian residential road in the heart of Henley town centre.

The house is close to excellent schools in the area with Trinity Primary School and Gillotts secondary School falling within the property's catchment area. Additional amenities include local golf courses, the famous River and Rowing Museum, and the Thames Tow Path leading to delightful walks along the Thames. Heathrow Airport is only 45 minutes away by car, and the M4 (J8/9) can be reached in 15 minutes. Henley has a local hospital and excellent GP services; major supermarkets and convenience stores are within 100m of the property and several bus services connect Henley residents in the town and other key locations. <https://www.henleytowncouncil.gov.uk/services/bus-services>.

Henley-on-Thames is a charming and famous riverside market town within 10 miles of Reading, 35 miles of Central London and 25 miles from Heathrow. The town offers an excellent variety of shops ranging from high-street chains to independent boutiques and many restaurants offering an array of cuisines. Every summer the town hosts the world famous Royal Regatta followed by the Henley Festival and Rewind Festival. Henley is surrounded by lovely countryside, dominated by the AONB protected Chiltern Hills to the north of the town.



ACCOMMODATION

The front door is reached via a tiled path through a wrought iron gate. It opens to a typical Victorian hallway with high ceilings, ornate cornicing and wooden doors. The living room is welcoming and has a bright bay window and a brick open fireplace. There is a separate dining room which has a glazed French door to the garden, built in storage and a second open fireplace. The kitchen is well fitted with cream storage units, a gas hob and built in oven. The utility room is fitted in a matching style with space for a washing machine and dryer and a glazed door to the garden. The ground floor is completed with a separate guest w.c.

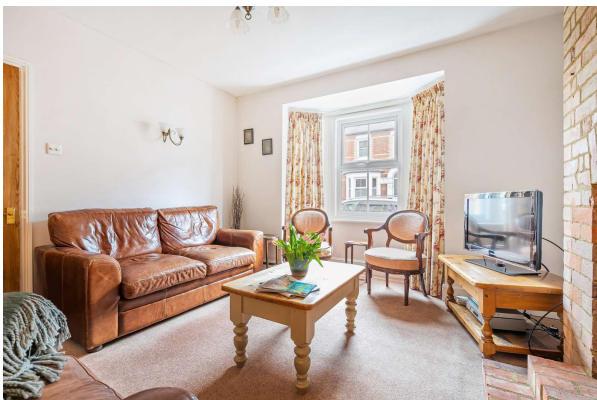
On the first floor, there is a light bathroom, fitted with a bath and separate shower. There are two spacious double bedrooms, both with ornate feature fireplaces and a third bedroom, currently used a dressing room. There is further potential to extend into the loft, subject to the usual consents, if required.

OUTSIDE SPACE

The rear garden is charming and very cared for. It is low maintenance, with paving throughout providing dining and lounging areas. There are pretty flower borders, traditional brick walls and a shed for storage. Parking for the house is on street, via resident parking permit.

LOCAL AUTHORITY and SERVICES

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





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

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

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

BUYERS INFORMATION

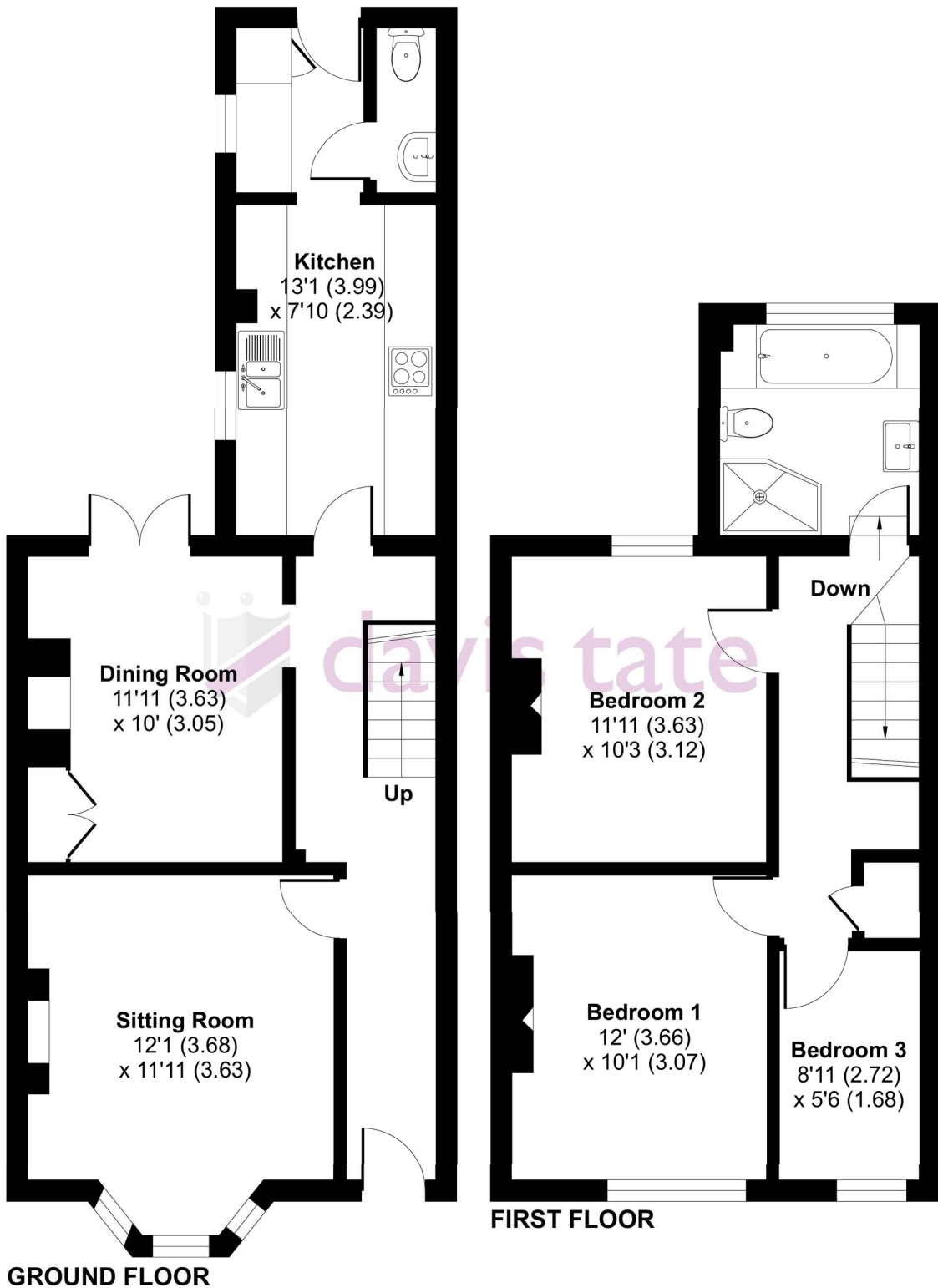
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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 = 1028 sq ft / 95.5 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: 1122946