



51 MAKINS ROAD
HENLEY-ON-THAMES
RG9 1QA

jacksons 
A Romans Company



A spacious extended modern detached family home, requiring some updating, situated in a desirable residential location within close proximity of local primary and secondary schools.

Guide Price 'Offers In Excess Of' £750,000 Freehold

TWO RECEPTION ROOMS
KITCHEN
BREAKFAST ROOM
CLOAKROOM
SHOWER ROOM WITH SAUNA
FOUR BEDROOMS

TWO BATHROOMS (ONE EN-SUITE)
GAS RADIATOR CENTRAL HEATING
PRIVATE ENCLOSED GARDEN WITH
HEATED SWIMMING POOL WITH ADJACENT SUMMER HOUSE
SMALL GARAGE/STORE

The Property

Makins Road is a late 1960s built extended family home offering spacious accommodation. The property offers four good sized bedrooms together with two bathrooms, and the spacious living offers two large principle reception rooms together with a good sized family kitchen and separate breakfast room. The gardens are of good size and enjoy a high degree of privacy. There is an oval shaped heated swimming pool with an adjacent summer house.

Location

The property is located within close walking distance of the Greys Road parade of shops and schools including Gillotts Secondary School and Valley Road Primary School. Henley town centre is just over a mile distant, offering an excellent range of shopping including boutiques and an excellent selection of restaurants together with a 3-screen cinema and the Kenton Theatre. There are numerous recreational and leisure facilities in the town together with excellent communications via road and rail with Henley to London Paddington approx 50 minutes. Henley is also well placed to pick up all the major road connections with the M4 J8/9 being approximately 9 miles. Reading town centre 8 miles and the M40 is easily accessible at J4 or J6.

Accommodation

Entrance door to porch with door to the entrance hall. Cloaks cupboard and cupboard housing Glow-worm gas fired boiler. Cloakroom and stairs to first floor

The sitting room is a spacious, bright room with feature brick fireplace, fitted gas coal effect fire and built in cupboard to side. Windows to front, side and rear, two sets of double glazed sliding patio doors to garden. The dining room has windows to front and side, and there is a separate breakfast room with window and door to rear garden. The kitchen has fitted cupboards to three wall, there is plumbing for dishwasher, inset 4-ring hob and canopy extractor hood above plus double oven. A lobby with skylight leads to the shower/sauna room, fitted with a shower cubicle, fully tiled walls and ceramic tiled floor.

2-person pine sauna, sky light. Adjacent door to Jacuzzi room with large Jacuzzi bath, pine-clad walls, radiator, door to garage/store.

First Floor Landing

Access to insulated loft with ladder and light, airing cupboard housing lagged hot water cylinder. The master bedroom has fitted wardrobes to one wall and windows to side and rear. The en-suite bathroom is fully tiled. There are three further bedrooms, two with built-in wardrobes, and a family bathroom.

Outside

There is a small garage/store with up-and-over door and plumbing for washing machine. Please note there is space only for bikes and storage.

Front Garden

'In & Out' driveway with parking for several vehicles. Flower and shrub borders, tall hedge to the front boundary, side access gate to rear garden.

Rear Garden

Paving immediately to the rear of the house with attractive brick-raised flower beds, brick pillars and outside coach lamps. To one end of the garden is an oval shaped pool with summer house/pool house with gas heat exchanger and filtration unit.

Directions

From our offices in Hart Street proceed turn right at the traffic lights just before the Thames Bridge into Thameside and follow the road along by the river towards the station and at the next traffic lights turn left into Reading Road. Take the third turning on the right in to St Andrews Road, follow this road to the top and turn left at the roundabout with Wootton Road. After approximately 100 yards turn right into Makins Road where the property will be found on the right hand side.



Services

All mains services are connected.

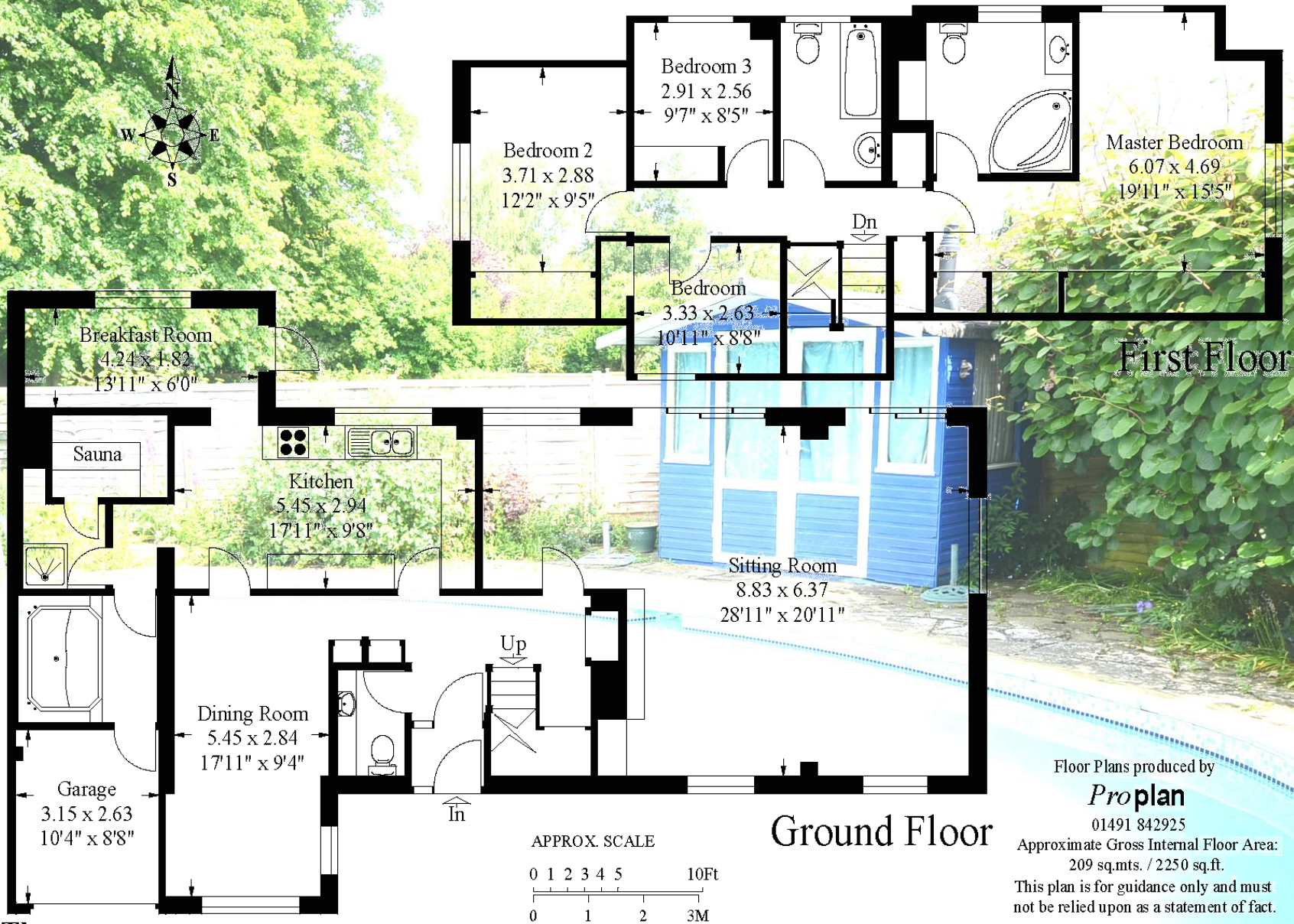
Local Authority

South Oxfordshire District Council – Council Tax Band F

Viewing

Strictly by appointment with Jacksons on 01491 412888

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	
(1-20) G		
Not energy efficient - higher running costs		
		77



First Floor

Ground Floor

Floor Plans produced by

Proplan

01491 842925

Approximate Gross Internal Floor Area:
209 sq.mts. / 2250 sq.ft.

This plan is for guidance only and must
not be relied upon as a statement of fact.

01491 412888

**30 Hart Street Henley-on-Thames
Oxfordshire RG9 2AU**

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IMPORTANT NOTES

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide, we have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishing. These particulars do not constitute or form part of an offer or a contract.

- i) It is recommended that any aspect of the property which is of particular importance to you should be discussed and clarified with a member of staff prior to viewing.
- ii) The photographs taken show a limited extent of the property. No assumption should be made as to the inclusion in the sale of any items displayed, nor should it be assumed that the property remains as depicted.
- iii) The Vendor's agents are unable to guarantee the working order of appliances, services and equipment referred to in these details. The buyer is advised to obtain verification from their solicitor or surveyor. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed.