





# 1 Wyndale Close Henley on Thames RG9 1BA

An attractive 1930's built three bedroom semi-detached house, centrally situated in this popular cul de sac, within close level walking distance of the town centre, station and the River Thames. Enclosed west facing garden and scope to extend, subject to planning permission.

**Guide Price £795,000 Freehold**

**FITTED KITCHEN  
DOUBLE LIVING/DINING ROOM  
ENTRANCE HALL  
THREE BEDROOMS  
BATHROOM ROOM, with separate Shower cubicle  
GARAGE with storage room behind  
GAS CENTRAL HEATING  
DOUBLE GLAZED WINDOWS  
WEST FACING ENCLOSED REAR GARDEN  
DRIVEWAY WITH PARKING**





Location

Wyndale Close is a desirable cul de sac, situated within close walking distance of the centre of Henley on Thames. Offering comprehensive shopping facilities with Waitrose supermarket, numerous boutiques, coffee shops, restaurants and a weekly market. Henley railway station within two minutes' walk, offering an excellent service (via Twyford) either into London Paddington or on the Queen Elizabeth (Crossrail) line. The river Thames of course offers many attractions, including the international annual Royal Regatta and there are also excellent state and private schools, within easy walking distance.

The Property

No 1 is situated as the first property on the right hand side within the cul de sac and having a westerly aspect. There is recessed porch with entrance door to hall, stairs to first floor and understairs cupboard. The double sized living room has windows to front and rear, with French doors opening onto the rear garden. The kitchen is fitted to three walls, cupboards with laminate worktops and stainless steel single drainer sink unit. Built under electric oven, four ring ceramic hob and canopy extractor hood, wall mounted Worcester gas boiler, ceramic tiled floor, window to rear and door into the garage. On the first floor, there is a landing, with large window to side, three bedrooms, (two double) and a spacious family bathroom with white suite of panel bath, separate shower cubicle, wash basin and WC, half tiled with tiled floor, radiator.

Outside

The front garden has a small wall with area of lawn and driveway for one vehicle. The garage is wide with up and over door, there is a further brick store to the rear, which could also be used as a utility room, having plumbing for washing machine and door to the rear garden. The rear garden is fully enclosed, panel fencing to both sides and block wall to the rear. Having a westerly aspect, mainly grass with a concrete patio area.

Services

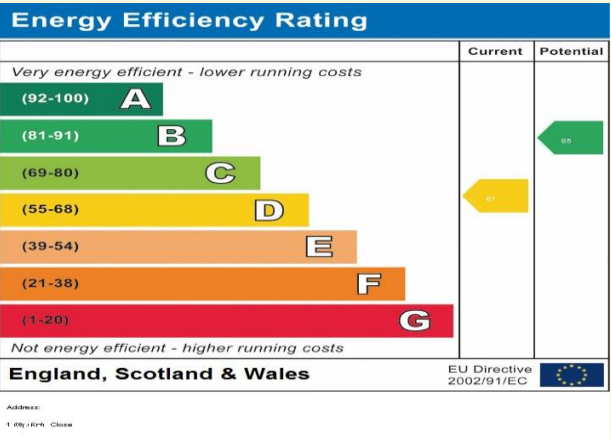
All main services are connected, with gas central heating.

Council Tax

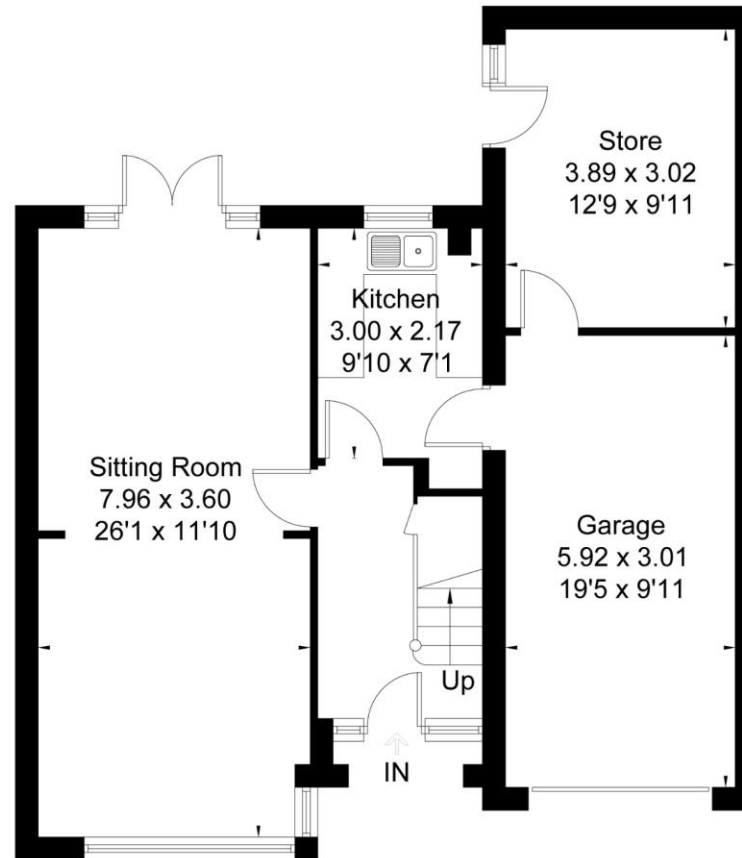
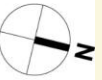
Band E South Oxfordshire District Council

Service charge

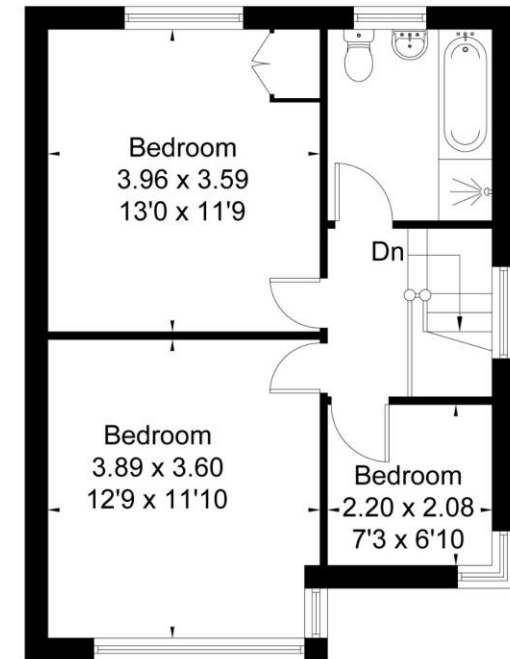
£96 Per annum to Wyndale Close Residents Association



Approximate Area = 117.9 sq m / 1269 sq ft  
(Including Garage & Store)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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PROPERTY CONSULTANTS

**IMPORTANT NOTES**

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide, room sizes should not be relied upon for carpets and furnishings. 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. 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. 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 from any part of any offer or contract and their accuracy cannot be guaranteed.

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