



161 Greys Road

Henley on Thames

RG9 1TE

An exceptional beautifully presented Victorian terraced home, refurbished and extended, with accommodation arranged over four floors. Private, enclosed south facing courtyard garden, with open views to the front. Situated within walking distance of Henley Town centre, The River Thames and station.

£650,000 Freehold

**OPEN PLAN DOUBLE RECEPTION into
COMPREHENSIVELY FITTED KITCHEN
GROUND FLOOR CLOAKROOM
TWO FIRST FLOOR BEDROOMS
BEAUTIFULLY FITTED BATHROOM & shower
FIRST FLOOR LAUNDRY ROOM
BASEMENT BEDROOM
LOFT ROOM/STUDY
GAS CENTRAL HEATING
DOUBLE GLAZING
PRETTY COURTYARD GARDEN**



The Property

A beautifully presented, updated, refurbished & extended Victorian terraced house, enjoying a wider first floor and gated ground floor access to the rear. The property has been extended to the rear with a wonderful full width kitchen, comprehensively fitted with double glazed French doors opening into the rear courtyard. There is also a cloakroom on the ground floor. The basement has been tanked and converted into a very useful additional bedroom, with glass panel in the floor above, providing some natural light.

On the first floor there are two double bedrooms a spacious bathroom with freestanding bath and separate shower cubicle, together with a useful laundry room, with sink and plumbing for washing machine. On the second floor and accessed via a paddle staircase is a very useful loft room, with velux windows front and rear.

The rear garden has independent side access, via a gate to the front, enjoying a southerly aspect, enclosed by fencing and walls.

Location

Situated on rising ground to the west side of the town, approx a 10 minute walk from the town centre, railway station and the river Thames. The town centre offers comprehensive shopping facilities with Waitrose supermarket, numerous boutiques, coffee shops, restaurants, and a weekly market. Henley railway station offers an excellent service into London Paddington (approx. 50 mins). The river Thames of course enjoys many attractions, including the international annual Royal Regatta.

Accommodation

Outside

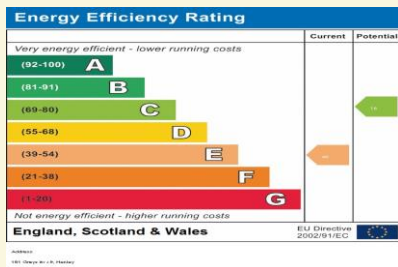
Services

All main services are connected

Council Tax

South Oxfordshire District Council
Band D





01491 413131

Henley-on-Thames
richard@jacksonpc.co.uk
jacksonpc.co.uk

RJ Richard Jackson
 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.

Approximate Area = 123.5 sq m / 1329 sq ft
 Cellar = 12.3 sq m / 132 sq ft
 Total = 135.8 sq m / 1461 sq ft
 Including Limited Use Area (6.9 sq m / 74 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 320573

