





# 33 Belle Vue Road

## Henley on Thames

### RG9 1JQ

An attractive extended and remodeled 1930's built semi detached home, beautifully presented offering spacious family living, with five bedrooms and three bath/shower rooms, with a secluded private garden and located in a prime quiet residential street within walking distance of Henley town centre and station.

**Freehold**

**SITTING ROOM with OPEN FIREPLACE**  
**OPEN PLAN KITCHEN, DINING, LIVING SPACE**  
**FAMILY ROOM**  
**BEDROOM ONE with ENSUITE SHOWER ROOM**  
**FOUR FURTHER BEDROOMS**  
**FAMILY BATHROOM**  
**UTILITY ROOM**  
**GROUND FLOOR SHOWER ROOM**  
**GAS CENTRAL HEATING**  
**GOOD SIZE PRIVATE REAR GARDEN**  
**OFF STREET PARKING FOR TWO VEHICLES**



### Location

Belle Vue Road, is one of the most desirable roads in Henley, off St Andrews Road, with the town centre under a mile away and easily walkable, offering comprehensive shopping facilities with Waitrose supermarket, numerous boutiques, coffee shops, restaurants and a vibrant weekly market. Henley railway station offers an excellent service into London Paddington (approx. 50 mins) connecting with Crossrail at Twyford. The River Thames of course offers many attractions, including the international annual Royal Regatta. There are excellent state and private schools all within walking distance, including Gillotts secondary school and Trinity Primary.

### The Property

Having been attractively extended to provide beautiful spacious family living areas, with a wonderful 'Open Plan' well fitted kitchen, dining area and lovely spacious sitting area all with underfloor heating. There are two further reception rooms a utility room and five generous bedrooms, with an ensuite shower room, family bathroom and further shower room on the ground floor.

The accommodation opens with a porch and then into a spacious hall, there is an attractive sitting room to the front with bay window, open fireplace and bespoke built in cabinets. On the opposite side of the hall is a family/play room, which could also be used as a ground floor bedroom, as this opens into the utility room and shower room, having a fully tiled cubicle, WC and wash basin. The 'Open Plan' kitchen/living space at the rear, is a very attractive space, with a porcelain tiled floor and underfloor heating, the kitchen area is well fitted, with a large island unit, full height cupboards and built in appliances, bifold doors open onto the decking area. The sitting area, has a wooden floor with open fireplace.

On the first floor there are four bedrooms, the main bedroom having a good size ensuite shower room with fully tiled cubicle, vanity unit, WC and heated towel rail. There is also a good size family bathroom, with bath and separate shower, both bathrooms have underfloor heating.

On the second floor is a good size fifth bedroom with velux window, there is also a cloakroom with WC and wash basin.

### Outside

To the front is a gravelled driveway, with parking for two vehicles. The rear garden is secluded and of good size, enclosed by panel fencing, mill board decking immediately to the rear of the property with lawn and shrubs. Paving to the rear with garden shed.

### Services

All main services are connected, gas central heating with underfloor heating to kitchen & dining areas.

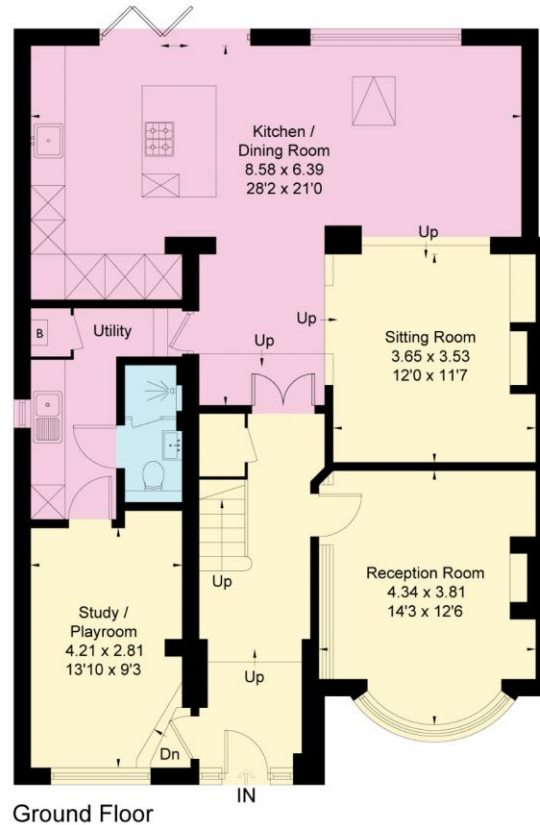
### Council Tax

Band E: South Oxfordshire District Council.





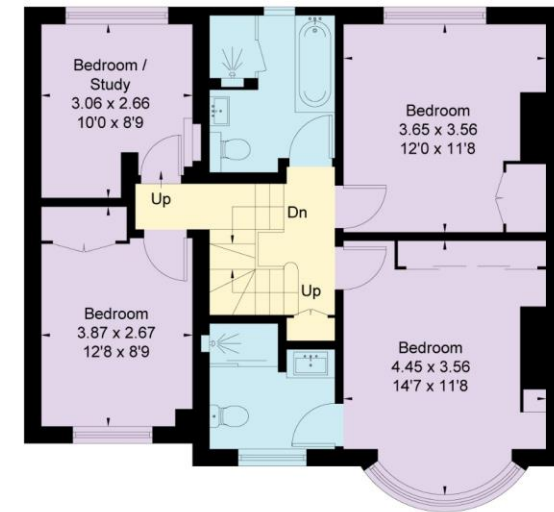
Approximate Floor Area = 201.5 sq m / 2169 sq ft



Ground Floor



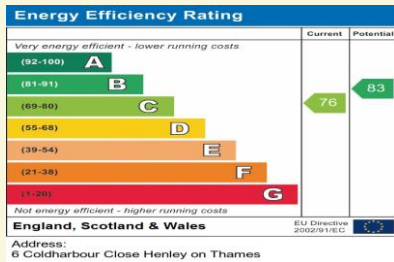
Second Floor - Room In Roof



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #71456



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.

