



RJ
Richard Jackson
PROPERTY CONSULTANTS
FOR SALE
01491 413131
www.jacksonpc.co.uk

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17 Damer Gardens

Henley on Thames

Oxfordshire

RG9 1HX

A modern substantially extended three/four bedroom link detached family home, having recently undergone some improvements, some finishing off is now required. Situated in a popular cul de sac, with south facing aspect and within easy walking distance of the town centre and station.

Guide Price £499,950 Freehold

THREE BEDROOMS

KITCHEN/DINING ROOM

LIVING ROOM with SUN LOUNGE AREA

SITTING ROOM

STUDY/BEDROOM FOUR

FAMILY BATHROOM

GROUND FLOOR SHOWER/UTILITY ROOM

GAS CENTRAL HEATING

GARAGE AND DRIVEWAY PARKING

SOUTH FACING REAR GARDEN



Location

The property is located on the southern side of the town, within half a mile walking distance of the town centre, Henley railway station and the river Thames. Henley railway station offers an excellent service into London Paddington (approx. 50 mins). There is also good schooling nearby, with both Trinity primary and Gillotts secondary schools, within easy reach.

The Property

Damer Gardens is situated within easy walking distance of the town centre on the southern side of the town. Built in the 1970's No 17 has been substantially extended to the rear on the ground floor, providing excellent additional living space. The property has had some recent improvements made, to include redecoration, new bathroom and new gas boiler, (2017), but would benefit from some finishing off as well as further improvements. The rear enjoys a southerly aspect and the living rooms boast full height glazed picture windows, to let in maximum light.

Description

Double glazed entrance door to hall with stairs to first floor, there is a cloakroom with shower cubicle off the hall and utility area to one end, with access to the rear lobby. The Kitchen and dining room at the front are divided by an archway, the kitchen is fitted to two walls with laminate worktops, built under oven and ceramic hob with brushed steel splash back and canopy with extractor, tiled splash backs and wall cupboards. The sitting room has a parquet floor, there is an understairs cupboard and step down to a sun lounge area with full height picture windows and door onto the garden. Rear lobby area with gas boiler. To the rear there is a further large reception area, divided into two rooms, ideal as sitting/family room, together with a study or occasional bedroom, with full height glazing to one side.

First floor landing, with access to loft. There are three bedrooms, the main bedroom has a picture window and glazed door onto the rear flat roof. The bathroom has a new suite and tiling with bath, WC with enclosed cistern and

vanity wash basin with cupboards under.

Outside

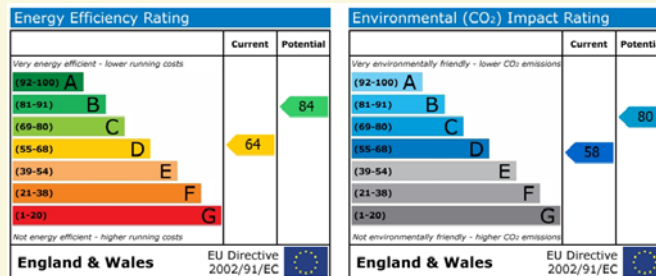
Small neat front garden, mainly lawned with brickette driveway parking.

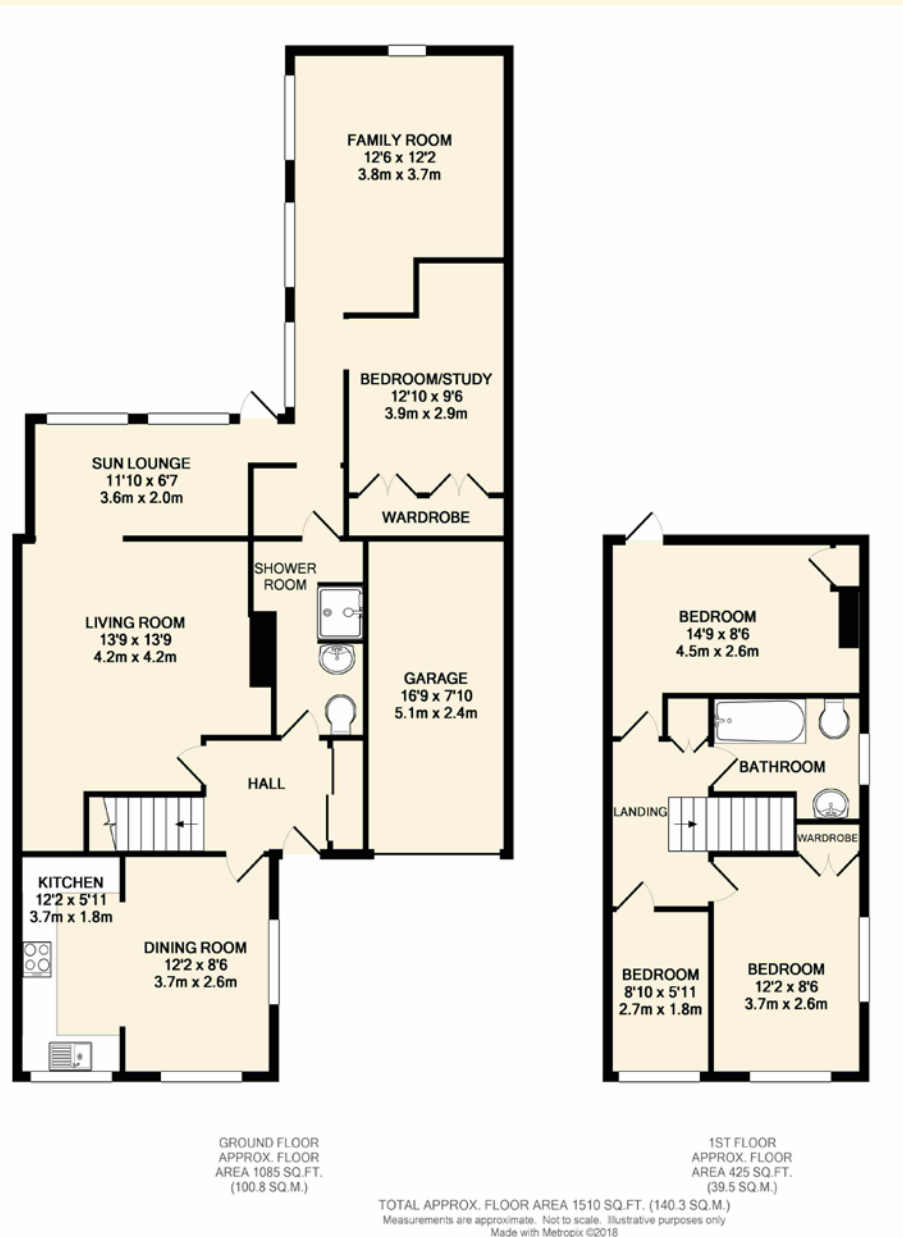
Garage with up and over door, gas and electric meters.

The rear garden enjoys a southerly open aspect, it is paved with some raised flower/shrub beds.

Services

All main services are connected to the property, new gas boiler installed in 2017.





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

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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