



Kings Road, Henley-on-Thames, Oxfordshire



Situated in the centre of Henley within a short distance of the town centre and the **River Thames**

The property is well-presented throughout and benefits from well planned, flexible accommodation arranged over three floors.

Kings Road is a popular residential road with easy access to all the town's shopping and leisure facilities and just a short distance from the surrounding countryside.



Services

Mains electricity,
gas, water and
drainage.

Local authority

South Oxfordshire
District Council

The Property

The property is entered via a porchway that leads into the ground floor hallway offering oak flooring and discrete built-in storage. Leading off of the hallway is a sitting room/bedroom with an en suite shower room with W.C; there are French doors leading to the terrace area suitable for outdoor dining. A door leads to the double garage, with a utility area.

The first floor offers an open plan living space accommodating a kitchen with built-in wall and floor units, a range of integrated appliances, wooden flooring and views over the garden. The spacious sitting room has two large bay windows, taking full advantage of the natural daylight and high ceilings. The dining room flows from the sitting room with a large window looking out over the rear garden. There is also a breakfast bar area to the kitchen.

The second set of stairs located off the sitting room leads to the third level, which accommodates a good-sized family bathroom with tiled walls and a shower over the bath and W.C. The spacious principal bedroom is full of natural light and offers built-in wardrobes. The second double bedroom is perfect as a guest room with built-in wardrobes. The third bedroom is used as a home office.



Garden

The property is approached off Kings Road, with parking and a double garage to the front. The rear garden is a tranquil setting in which to relax in the centre of town. There is a gravelled area to the rear and side, accessed via a ground floor reception/bedroom, ideal for outside entertaining. There is also a side gate access into the garden with a storage area.

Situation

The property is a short distance from the town, which offers an excellent selection of shops, restaurants and bars. The Regal Cinema, Kenton Theatre, Phyllis Court Club and Waitrose are all nearby. Henley Station serves Reading and London Paddington via Twyford. The M4 and M40 motorways are within easy access connecting to the M25 and Heathrow Airport.

Directions (RG9 2JL)

From Henley town centre, proceed along Bell Street, turning left at the mini-roundabout. Continue along the road climbing the hill and bearing left; 61 Kings Road can be found on the right-hand side.

Floorplan

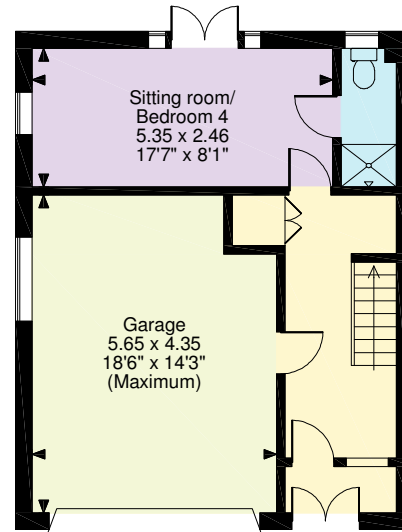
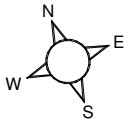
Approximate Gross Internal Floor Area

Main House = 131sq.m (1,414sq.ft)

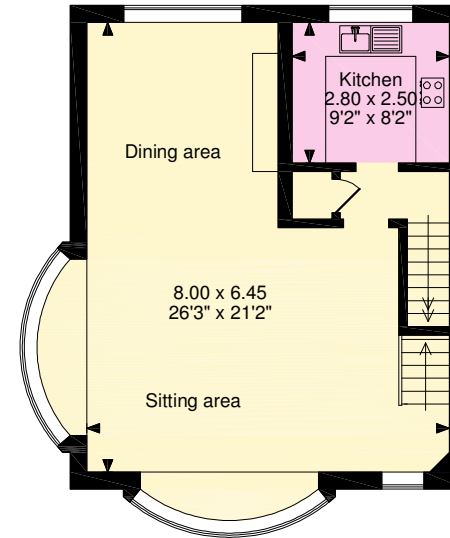
Garage = 24sq.m (254sq.ft)

Total = 155sq.m (1,668sq.ft)

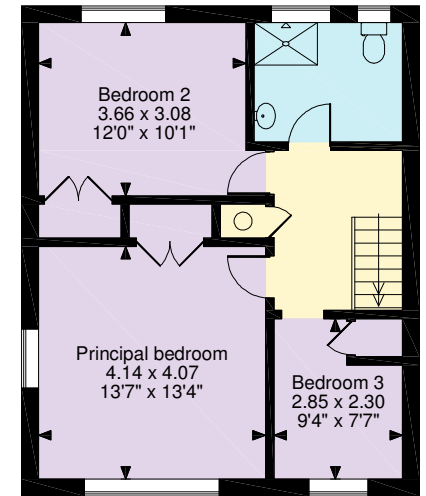
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Front ground



Front middle



Front top

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Knight Frank

Henley-on-Thames

20 Thameside

RG9 2LJ

knightfrank.co.uk

I would be delighted to tell you more

Matt Davies

01491 844903

Matt.davies@knightfrank.com



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