



Albert Road, Henley-on-Thames, Oxfordshire RG9



A delightful Victorian terrace house

The open plan living/dining room is a real feature of this property with its large bay window to the front, stripped pine floor boards, high ceilings and a wood burning stove providing a lovely focal point. The well equipped kitchen is positioned towards the back of the house and has a range of eye and base level units, built-in appliances and benefits from a large roof light, filling the area with natural light.



Guide price: £550,000

Tenure: Freehold

Local authority: Oxfordshire District Council

Council tax band: D

Services: Gas, electricity and mains water



The Property (continued)

The stylish, recently re-fitted bathroom is beyond the kitchen and there are french windows opening onto the attractive, west facing garden. Upstairs there are two generous, double bedrooms both of which are served by the downstairs bathroom.

Gardens and Grounds

To the rear of the property there is an attractive, west facing paved garden flanked on either side with flower beds and there is a shed at the bottom of the garden providing additional storage.



Albert Road, Henley-on-Thames, RG9 1SD

Directions

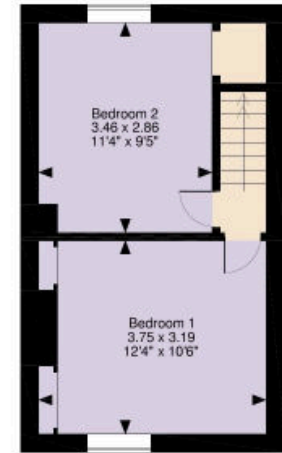
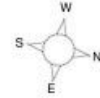
From our offices on Thameside turn right at the traffic lights onto Hart Street. Proceed towards the town hall and turn left into Greys Road car park. Go through the car park and at the junction Albert Road can be found directly opposite. Number 33 will be found after a short distance on the right hand side.

Situation

On a sought after road just moments away from the town centre. The market town of Henley-on-Thames, famed for the Royal Regatta offers an excellent selection of amenities, day to day shopping, along with a range specialist retailers, boutiques and an inviting choice of cafes and restaurants. railway station connecting via Twyford to London. South Oxfordshire is renowned for its wide variety of schools.

matt.davies@knightfrank.com

Albert Road, Henley-on-Thames
APPROXIMATE GROSS INTERNAL FLOOR AREA
69sq.m (748sq.ft)



FIRST FLOOR

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.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8272016/55



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated 24/10/23. Photographs and videos dated 24/10/23.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.