



Kings Road, Henley-on-Thames, Oxfordshire

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# A fantastic end of terrace in the town centre.

Knight Frank are delighted to offer this superb four-bedroom end-of-terrace property situated within a short distance of Henley town centre and all its amenities.

The property is arranged over three floors and comprises four bedrooms, one bathroom, a spacious open-plan sitting room/ kitchen and a dining area. It also benefits from an enclosed garden and a private parking space.



**Guide price:** £900,000

**Tenure:** Freehold

**Local authority:** South Oxfordshire District Council

**Council tax band:** C

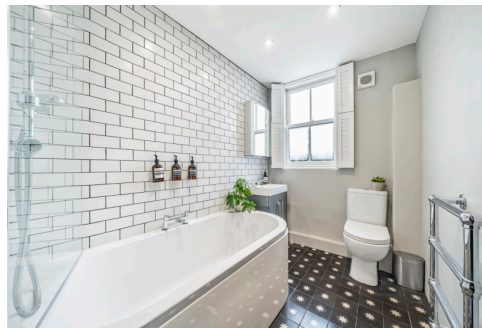
**Services:** All mains services

## The property

When entering the property, you are welcomed by light contemporary loft-style accommodation, all finished to a very high specification. The open-plan double reception room, with engineered wooden floor throughout, has a sitting room to the front with a bay window and a brick feature wall. The kitchen has a range of custom de Vol kitchen units and appliances, including a 5-burner induction Rangemaster and a dining area with bi-fold doors leading to the private west-facing garden.

The four bedrooms are arranged over two floors, with three bedrooms, a newly refurbished family bathroom on the first floor, and a separate W.C. The principal bedroom is located in the second-floor loft conversion and has a full range of built-in storage.





There is fantastic light-filled living accommodation over three floors.



## Garden and grounds

To the front of the property is an attractive tiled path to the front door.

The west facing garden has been laid with an AstroTurf lawn and has a brick wall along its boundaries, providing plenty of privacy and bench seating to one side. A back gate leads to the private parking area, providing space for off street parking for one car.



## Situation

1a Kings Road is situated in the centre of Henley within a short walk of the town centre and the River Thames. The famous market town provides a variety of local amenities such as a supermarket, local boutiques, cinema and The Kenton Theatre. Henley's railway station is a short walk away with connections to Twyford and London Paddington. Central London is only 40 miles away, and Heathrow Airport is approximately 26 miles away.

There are excellent private and state schools in and around the area, including St Mary's School, Rupert House Preparatory, Reading Blue Coat School in Sonning, Queen Anne's in Caversham, St Helen and Katharine in Abingdon, The Oratory Preparatory and Senior Schools in Woodcote, Abingdon School, Gillotts School, Trinity Primary School and The Henley College amongst others.



To the front of the house is a spacious sitting room leading to the fantastic kitchen.



# 1a Kings Road, Henley-on-Thames, Oxfordshire

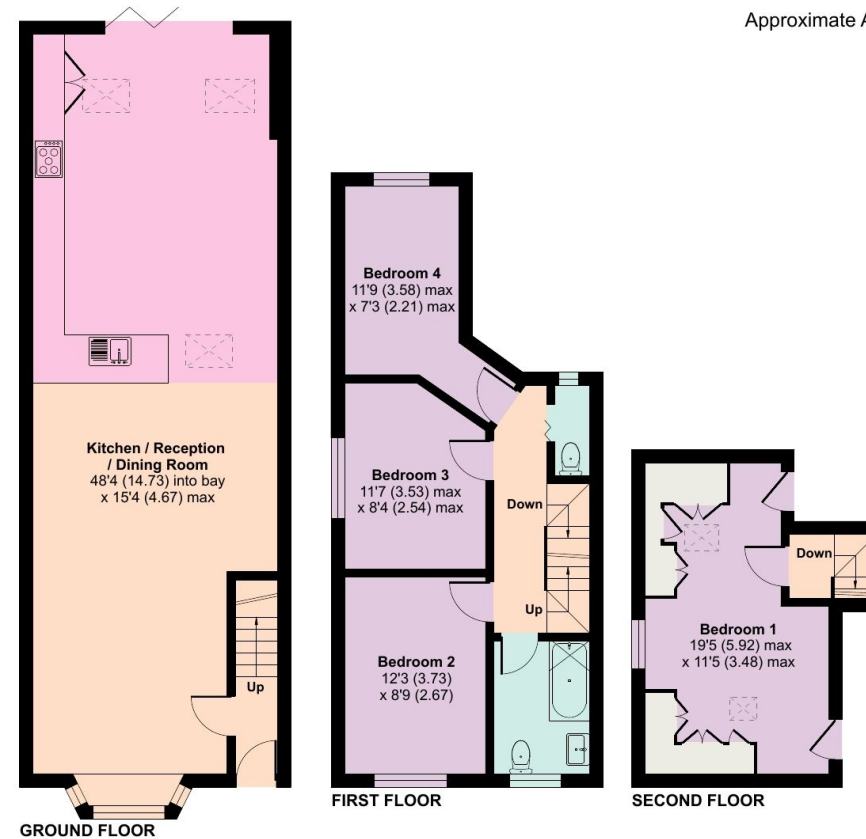


## Kings Road, Henley-on-Thames

Approximate Area = 1413 sq ft / 131.2 sq m  
For identification only - Not to scale

### Directions (RG9 2DW)

From the Henley office in Thameside, turn right into Hart Street, continue over the traffic lights and turn right behind the Town Hall into Kings Road. 1a Kings Road can be found on the left, just after the entrance to Kings Close.



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 test of the particulars.

**Knight Frank**

**Henley**

20 Thameside

Henley-on-Thames

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[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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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.

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