



Kings Road, Henley-on-Thames, Oxfordshire

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## A superb townhouse close to the town centre.

Knight Frank is delighted to offer this newly refurbished three bedroom townhouse in Henley town centre. It has been lovingly modernised from an original four bedroom property and offers spacious accommodation over three floors.

The ground floor of the property has been soundproofed. The pitched roof was recently completely replaced and insulated. There is Cat 6 cabling throughout, so the Wi-Fi is strong on each floor. As part of the renovation and plumbing works, a Honeywell home control system has been installed to remotely manage the boiler and underfloor heating system via independent zones.



**Tenure:** Freehold

**Local authority:** South Oxfordshire District Council

**Council tax band:** F

**Services:** All mains services.





## The property

You enter a front hallway with attractive panelled walls, a coat cupboard, and under-stairs storage. Oak flooring leads to the ground-floor bedroom suite. A spacious room is finished with wooden panelling, and the living area features a glass roof light and fitted cabinets. Bifold doors open on to the patio garden. An en suite bathroom features a shower, W.C., a basin and Porcelanosa wall tiles. Pocket doors lead into the former garage, which has been set up as a gym/hobby/storage area. The room is also suitable for storing a vehicle.

Stairs rise to the first-floor living area; this large open-plan living area has a large bay window allowing in lots of natural light and is fitted with wooden shutters and a feature bookcase that divides the room from the stairs to the second floor. The first floor has solid oak floors throughout. The kitchen is a light bespoke modern kitchen with quartz worktops, hand-painted shaker-style wall and floor units, and a range of Miele appliances, including two integrated fridge-freezers.







## The property (continued)

There is also an electric combination oven and a traditional electric oven, an integrated dishwasher, an induction hob with extractor hood over. The kitchen splashback has a vintage mirrored glass finish. Double doors open out with views over the garden.

From the first floor, stairs lead up to the second floor with a useful storage cupboard at the top of the stairs. The principal bedroom is spacious, with solid oak floors and windows to the front. There are a range of fitted cupboards, a large area of bespoke, mirror-fronted dressing room cupboards with internal lighting, and an integrated dressing table. An oak media unit completes the room.







## The property

The third double bedroom has a window to the rear and features built-in cupboards and oak wooden flooring. The family bathroom features white marbled Porcelanosa tiles, a shower over the bath, a low-level W.C., and a basin in a Carrera marble vanity unit.

## Situation

67 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, Gillott's School, Trinity Primary School and The Henley College to name just a few.







## Garden

The rear patio garden can be accessed via bifold doors from the ground floor accommodation. It has a Mandarin Stone paving with newly fenced and planted borders. Raised beds have been rendered to match the brickwork at the rear of the property.

The front of the property has a concreted driveway, fringed with mature shrubs and a mature tree to provide a sense of privacy.







The whole house has been upgraded to provide beautiful, spacious accommodation.



# 67 Kings Road, Henley-on-Thames, Oxfordshire.

## Kings Road, Henley-on-Thames, RG9

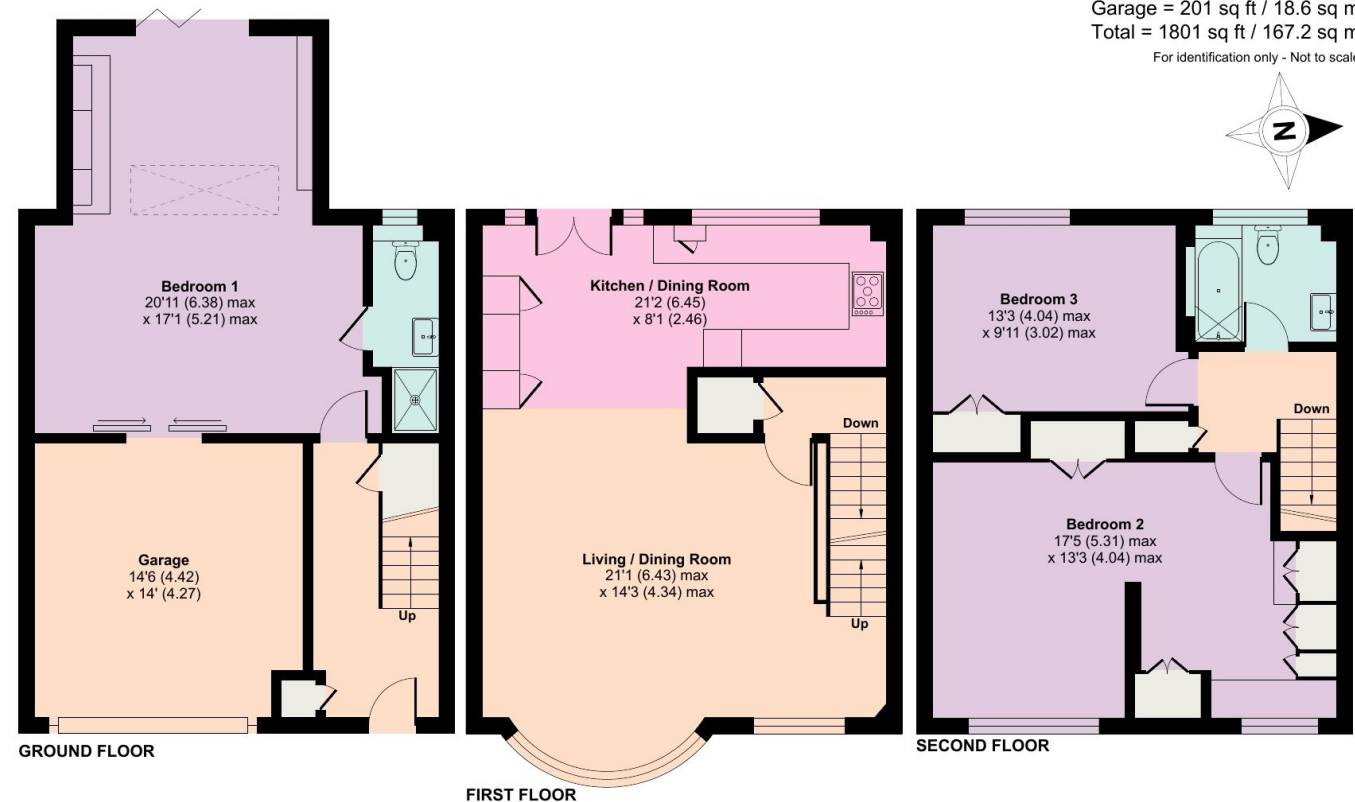
Approximate Area = 1600 sq ft / 148.6 sq m  
Garage = 201 sq ft / 18.6 sq m  
Total = 1801 sq ft / 167.2 sq m

For identification only - Not to scale



### Directions (RG9 2DN)

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. Continue over the mini roundabout and 67 Kings Road can be found on the left as Kings Road bends to the right.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Knight Frank. REF: 1189792

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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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