





Harts are delighted to offer for sale this three bedroom link detached family home in a sought-after residential location just a short walk to Henley High Street. The property has been refurbished and modernised by the current owner and offers light and spacious accommodation with the benefit of a single garage, parking and a lovely low-maintenance rear garden. NO CHAIN

In brief the property comprises:-

APPROACH The property is approached over a driveway parking area, pebbled front garden with flower and shrub borders alongside mature ornamental trees. Pathway leads to the front door.

HALLWAY

DOWNSTAIRS WC Being part tiled and fitted with a modern white suite comprising low level WC and wash basin with storage beneath, window to front elevation.

WELL-PROPORTIONED LIVING ROOM A good size, bright living room with window to front elevation, stairs rising to the first floor landing and access through to the conservatory.

OPEN PLAN MODERN DINING KITCHEN A dual aspect dining kitchen allowing lots of natural light to flood through the room, fitted with a range of modern eye and base level units with soft close drawers, complementary work surfaces over, inset stainless steel sink and drainer with mixer tap over, integrated under counter fridge, integrated under counter freezer, integrated dishwasher, inset electric oven and four ring gas hob over, extractor fan, boiler cupboard, useful tall cupboard ideal for storage. A useful breakfast bar separates the spacious dining area from the working kitchen space so ideal for informal dining.

CONSERVATORY A super conservatory with access from the living room, French door open on the paved patio area in the garden.

ON THE FIRST FLOOR A central staircase leads to the first floor landing.





BEROOM (FRONT) Double bedroom with window to front elevation.

BEDROOM (FRONT) A second double bedroom with window to front elevation.

BEDROOM (REAR) A single bedroom with window to rear elevation.

REFITTED MODERN FAMILY BATHROOM Being fully tiled and fitted with a modern white suite comprising low flush WC, panelled bath with mains fed shower over and shower screen, vanity wash basin with cupboard beneath, extractor fan and ceiling downlighters, and obscure window to front elevation.

OUTSIDE

LOW MAINTENANCE REAR GARDEN A pretty, low maintenance rear garden which benefits from having an Easterly aspect so enjoys plenty of morning sunshine. With a lawned area, herbaceous borders with mature planting, fenced boundaries and a useful paved patio area ideal for outside seating and entertaining. Side gate giving access to the covered side access / bin storage area and giving access to the front of the property. Pedestrian access door through to the single garage.

SINGLE GARAGE With light and power, and partly used as a utility area with plumbing for washing machine and space for tumble dryer.



ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band E

ENERGY PERFORMANCE CERTIFICATE RATING: D We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

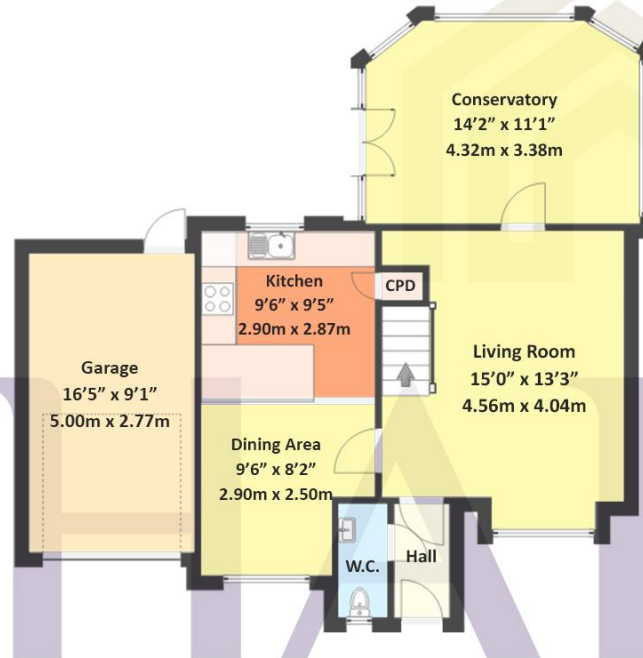




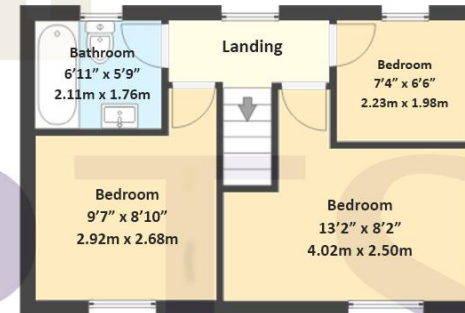
Internal Living Area 1,051 square feet / 97.66 square metres



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	68	76
EU Directive 2002/91/EC		

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