



12 Oaks Road, Shiplake, Henley on Thames, Oxfordshire RG9 3JH

£2,600 pcm

Property Summary

A spacious four bed detached house situated in a quiet cul-de-sac within an easy walk of Shiplake station. The property has new carpets, flooring and blinds and is available unfurnished from mid December

Features

- MAIN EN-SUITE BEDROOM
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- LARGE LOUNGE
- DINING ROOM
- CONSERVATORY
- STUDY
- KITCHEN
- DOUBLE WIDTH GARAGE
- LARGE REAR GARDEN

Room Descriptions

GROUND FLOOR

Entrance Hall

With new UPVC front door and sidescreens, stairs to first floor, door to large understairs storage cupboard, double panel radiator, doors to kitchen, cloakroom, study and lounge

Cloakroom

Frosted window with side aspect, WC, hand basin with mirror over

Study

9' 4" x 7' 4" (2.84m x 2.23m) Double glazed window with front aspect, double panel radiator

Kitchen

14' 6" x 9' 3" (4.43m x 2.83m) Double glazed window with front aspect, panel and glazed door to side of house, range of eye level units, twin eye level ovens and grill, work surface with drawers and cupboards under, four ring gas hob, Villeroy & Boch one and a half bowl sink with mixer tap and drainer, fridge/freezer, dishwasher

Dining Room

11' 1" x 9' 3" (3.38m x 2.81m) Double glazed window with rear aspect, door to integral garage, double panel radiator, serving hatch to kitchen

Lounge

15' 11" x 15' 8" (4.84m x 4.77m) Double glazed doors to dining room, sliding patio doors to conservatory, double glazed window with rear aspect, two double panel radiators, fireplace

Conservatory

10' x 9' 11" (3.04m x 3.02m) Of wood and brick construction with double doors to rear garden, tiled floor

FIRST FLOOR

Bedroom One

16' 2" x 13' (4.94m x 3.96m) Double glazed window with front aspect, built in single wardrobe, door to further large cupboard/wardrobe, single panel radiator, door to en-suite shower room

En-suite shower room

Frosted window with side aspect, fully tiled, shower cubicle with glazed door, wash basin, WC, heated towel rail

Bedroom Two

13' 10" x 9' 3" (4.21m x 2.81m) Double glazed window with front aspect, folding doors to built in wardrobe, single panel radiator

Bedroom Three

9' 4" x 9' 5" (2.85m x 2.87m) Double glazed window with rear aspect, single panel radiator, built in dressing table unit with drawers, cupboard over and single wardrobe

Bedroom Four

9' 3" x 8' 5" (2.81m x 2.56m) Double glazed window with rear aspect, single panel radiator, built in dressing table unit with drawers, cupboard over and single wardrobe

Family Bathroom

Frosted window with rear aspect, white suite comprising bath with hand shower attachment, wash basin and WC, fully tiled walls, heated towel rail

OUTSIDE

Double Width Garage

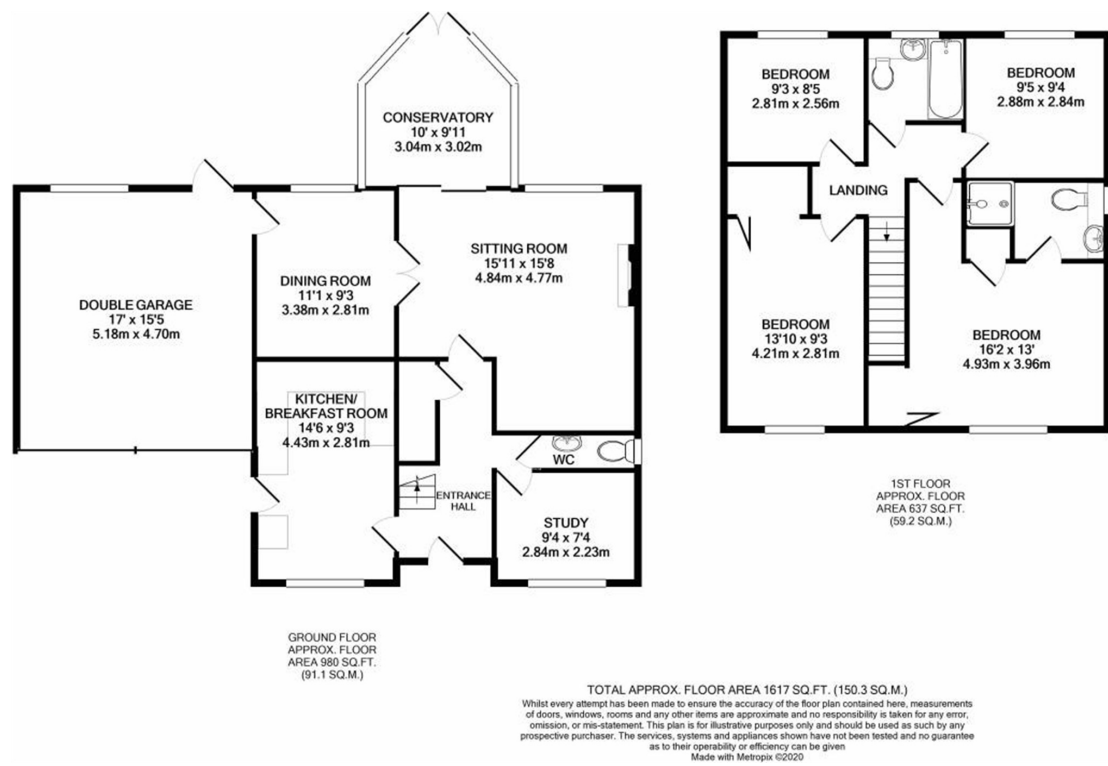
17' x 15' 5" (5.18m x 4.70m) With twin up and over doors, door to rear garden, door to dining room, light and power, eaves storage, washing machine

Rear Garden

The rear garden is a good size and stocked with a variety of shrubs and plants. A combination of hedging and fencing gives it a private aspect

Front Garden

There is driveway parking for two vehicles in front of the garage and the house is separated from the road by hedging



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	74
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC