

69 Park Road, Henley-on-Thames, Oxfordshire. RG9 1DD

A three bedroom modern house with garage located a level walk of the town centre



£500,000 Freehold

PROPERTY DESCRIPTION

A three bedroom modern house with garage located a level walk of the town centre.

EPC Rating: D

FEATURES

- Covered Porch
- Hallway
- Open Plan Living Room/Dining Room
- Three Bedrooms
- Family Bathroom
- Gas Central Heating
- Rear Garden
- On Road Parking
- Garage
- EPC Rating: D



ROOM DESCRIPTIONS

Situation

Park Road is set on the southern side of the town, a level walk of the comprehensive facilities that include a wealth of shops, bars and restaurants, two supermarkets, cinema, theatre as well as pleasant river walks and the railway station that provides a service to London Paddington (55 mins.). The commuter is serviced by both the M4 (J8/9) and M40 motorways approximately 7 miles.

Description

The property is entered via a **covered porch** into the carpeted hallway with **cloakroom** and separate access that leads into the fitted kitchen and open plan living room and diningroom. The spacious open plan living room and dining room has an electric fireplace and French doors that open onto the patio area and low maintenance garden.

On the landing, the family bathroom and three bedrooms with fitted storage facilities.

Outside - To The Front

To the front is a paved area with a useful storage area behind a mature border and retaining wall.

Outside - To the Rear

To the rear (approx. 34' x 18') is a patio area immediately adjacent to the living room. The remainder is a low maintenance shingled garden with a mature side and rear border. A back gate provides secure access to the rear of the parking area and garage 7'4 X 17'1 (2.25m X 5.20m) (middle garage of 3).

Directions

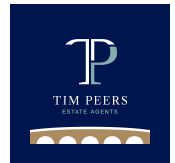
From Henley Bridge and with the Town Hall in front of you, turn left into Riverside and follow this road along the river as it bears right into Station Road and continue to the traffic lights at the end. Turn left into Reading Road and after a few hundred yards, left again into Park Road. The property will be found towards the bottom end of this road.

Buyers Information

Due to current regulations it is now necessary for purchasers to provide proof of Identity. This can be in the form of either a current passport or photo driving licence, together with proof of address (valid in the last 3 months) which can be either a utility bill or driving licence (if this has not been used as proof of identity).

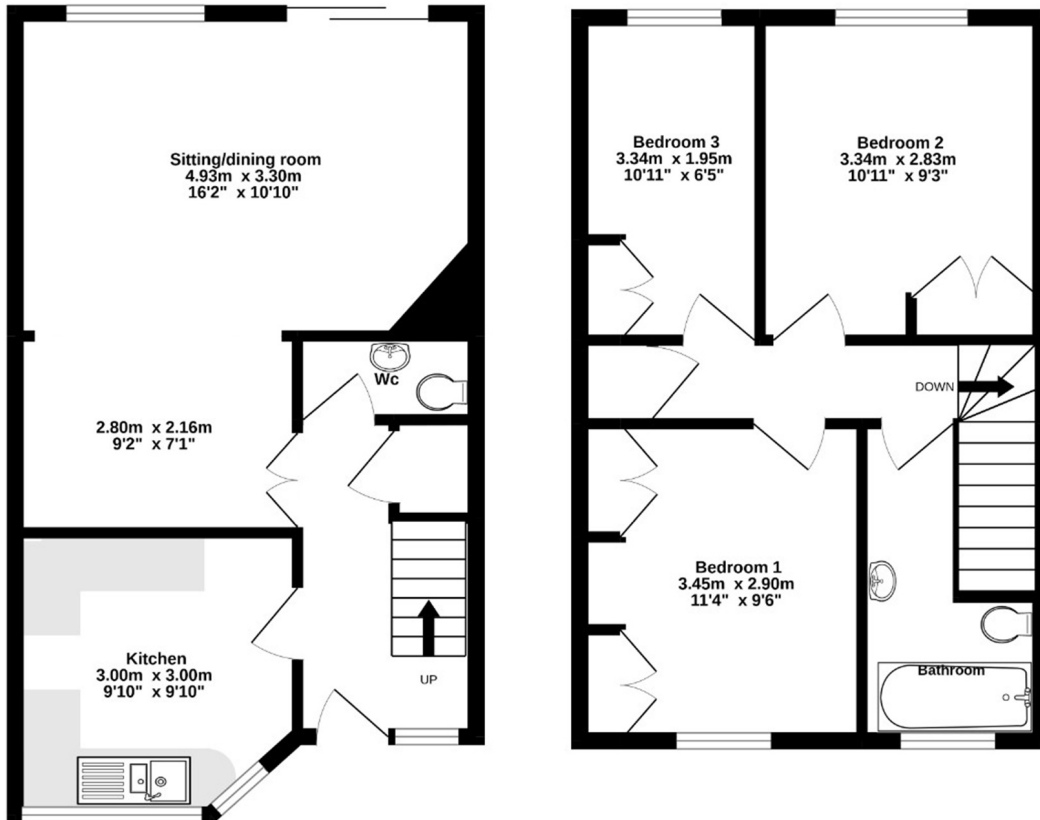


FLOORPLAN & EPC



Ground floor

1st floor



TOTAL FLOOR AREA : 74.5 sq.m. (802 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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