



An attractive detached home in Henley

40 Cromwell Road, Henley-on-Thames, Oxfordshire, RG9 1JH

Freehold



Entrance hall • office • cloakroom • kitchen/garden room
• sitting room • dining room • 4 bedrooms (2 en suite) •
family bathroom • driveway parking • south-west facing
garden

Situation

Cromwell Road is a sought after residential road in Henley, being a mile from Henley town centre, the railway station and the River Thames. It has the advantage of access to all major amenities including a supermarket, cinema, theatre, a fine variety of shops, public houses and restaurants. There is a train service from Henley to Twyford, with access to Reading and London Paddington (with Crossrail due 2021/22). The area is well served for state and private schools including Trinity School, Rupert House, Cranford House, Reading Blue Coat, The Abbey School for Girls and Queen Anne's in Caversham. The nearby countryside offers miles of extensive walking and riding.

Description

40 Cromwell Road is an attractive detached home, which was built in 1999 and has been well-maintained ever since. The neutral décor throughout and balance of ground and first floor living space, makes it an ideal family home. The large entrance hall leads to a large office with integral utility and separate cloakroom. The sitting room has a working fireplace and an abundance of natural light

Which also leads to a formal dining area. At the rear of the property is a generous kitchen/garden room with breakfast bar, integral appliances and views of the rear garden. On the first floor there is a principal bedroom with en suite, 3 further double bedrooms, including another en-suite in the guest bedroom and a family bathroom.

Outside

To the front there is ample driveway parking and side access on both sides. The rear garden is of south-westerly aspect, predominantly laid to lawn with planted borders, a number of trees, shrubs and a small stone paved terrace.

Directions

Entering Henley over the bridge turn left at the traffic lights into Thameside. Follow the road to the next set of traffic lights. Turn left onto the Reading Road and take the 3rd turning right into St Andrews Road. Go straight over the crossroads and continue up St. Andrews Road, take the first left onto Western Road and then bear right onto Cromwell Road. No 40 will be found towards the end on the right hand side.





General remarks and stipulations

Tenure
Freehold

Services
All mains services are connected. **In accordance with the consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services have been tested.**

Local authority
South Oxfordshire District Council

Energy Performance
A copy of the full Energy Performance Certificate is available upon request.

Viewing
Strictly by appointment with Savills.



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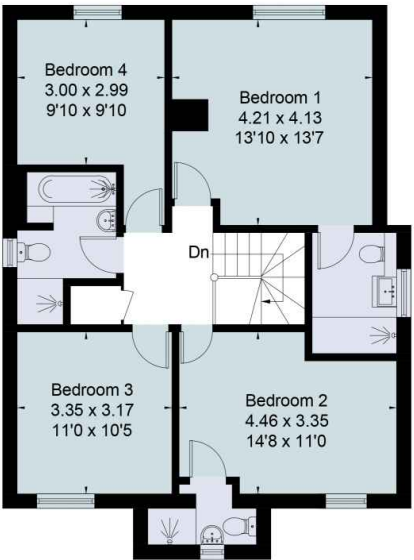
savills.co.uk

Savills Henley
01491 843000
henley@savills.com

Approximate Area = 169 sq m / 1819 sq ft
Including Limited Use Area (1.0 sq m / 11 sq ft)
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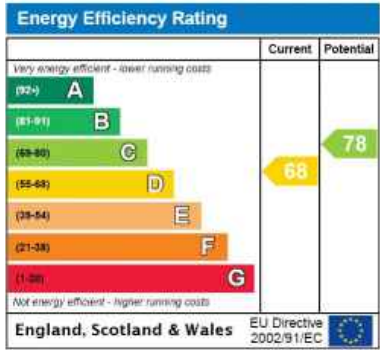


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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