



A refurbished and well presented period home

9 Grange Road, Henley-onThames, Oxfordshrie, RG9 1DE

Freehold



Sitting room • dining room • kitchen • bathroom • W.C. 3 bedrooms • garden • potential to extend subject to the usual consents

Situation

Grange Road is a residential street of similar character houses located to the south of the historic riverside town of Henley-on-Thames, amenities including a Waitrose, hospital and a fine variety of shops, pubs and restaurants. Henley Station provides a link to the mainline railway station at Twyford with a fast service to London Paddington and Crossrail due 2019/20.

Decription

9 Grange Road is a period town centre property that has been updated and improved. The front door opens into the entrance hall that leads through to the sitting room and separate dining room with a staircase to the first floor. At the back of the house there is a newly fitted kitchen and bathroom with separate W.C. Off the kitchen, a door leads outside to the garden. On the first floor there are three bedrooms. There is access to the loft that would make an ideal conversion (subject to the usual consents). The property has been redecorated and re-carpeted throughout.

Outside

To the rear of the property the garden is enclosed with brick walls. There is foot access via a gate and alleyway.

Directions

Walking Directions - From the market square in Henley proceed south along Duke Street which becomes the Reading Road. After about half a mile, take the left turn into Marmion Road where Grange Road can be found at the end. Post code: RG9 2DW.

General remarks and stipulations

Tenure

Freehold with vacant possession on completion.

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

Post Code

RG9 1DE

Energy Performance

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

Viewing

Strictly by appointment with Savills.

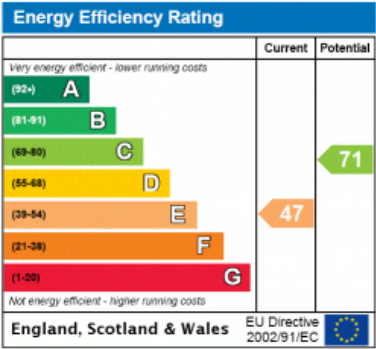
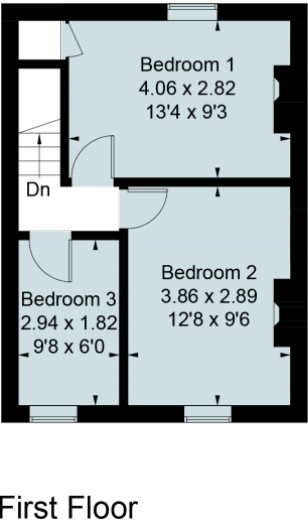
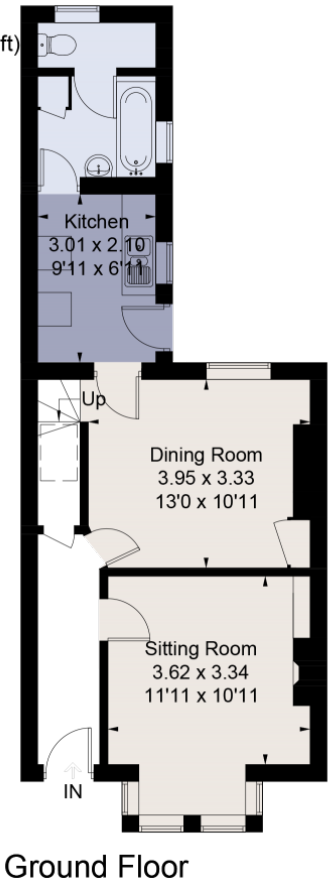




Approximate Area = 81.5 sq m / 877 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)
For identification only. Not to scale.
© Fourwalls Group



[Symbol] = Reduced head height below 1.5m



For identification only. Not to scale. © CAEC190619

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

