



# A detached home with an established garden

**Greysend, 16 Walton Avenue, Henley-on-Thames, Oxfordshire, RG9 1LA**

Freehold





Entrance hall • sitting room • dining room • kitchen  
shower room • three double bedrooms • family  
bathroom • driveway • outbuilding • garden

### Directions

From New Street proceed straight over at the traffic lights signposted to Reading. Follow Thameside along the river and bear right into Station Road. At the traffic lights at the T-junction turn left into Reading Road. Proceed to the mini roundabout and take the 2nd exit onto Harpsden Road. Take the 1st right into Walton Avenue. Greysend can be found half way down on your right.

### Situation

On a popular private residential lane and being under a mile from Henley town centre, the railway station and the River Thames. It has the advantage of easy access to all major amenities including a supermarket, cinema, theatre, a fine variety of shops, public houses and restaurants. There is a mainline train service from Henley (via Twyford) and Reading to London Paddington. The area is well served for state and private schools including 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

The entrance hall has doors leading from it to all rooms on the ground floor. The sitting room enjoys a dual aspect with patio doors opening onto the rear garden. The kitchen has a range of wall and base units and also benefits from a utility space with door opening to the garden. The ground floor is completed with a dining room and shower room. Stairs from the entrance hall lead up to the first floor where there are three double bedrooms, the main being dual aspect, and a family bathroom.

### Outside

To the front there is a driveway which provides parking for several vehicles which is bordered with shrubs. As you head round the right-hand side of the property, there is an outbuilding which provides ample storage space, with the addition of a further outbuilding attached to the rear. The garden is well-established and is mainly laid to lawn with an immediate patio area from the house.







**General remarks and stipulations**

**Tenure**

Freehold with vacant possession on completion.

**Services**

All mains services are connected. In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.

**Energy Performance**

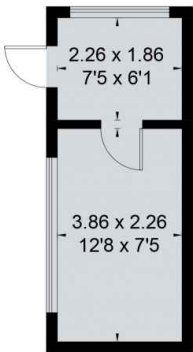
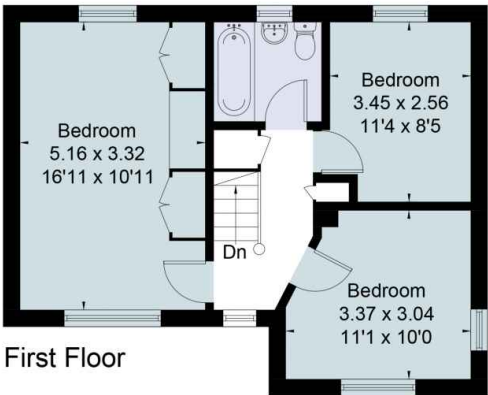
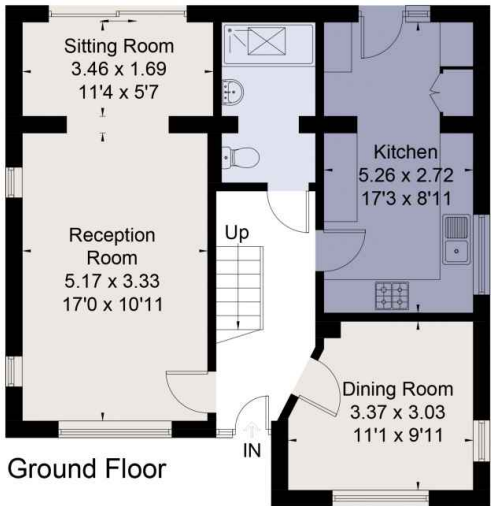
A copy of the full Energy Performance Certificate is available upon request.

**Viewing**

Strictly by appointment with Savills.



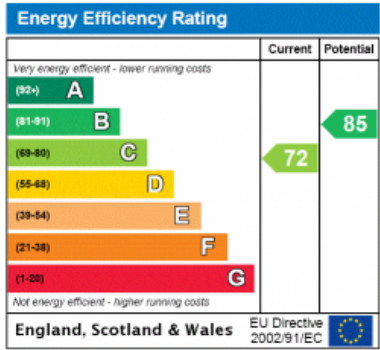
Approximate Area = 110.3 sq m / 1187 sq ft  
Outbuilding = 13.2 sq m / 142 sq ft  
Total = 123.5 sq m / 1329 sq ft  
Including Limited Use Area (0.4 sq m / 4 sq ft)  
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(Not Shown In Actual Location / Orientation)

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