



An excellent town house in a enviable position

10 Ravenscroft Road, Henley-on-Thames. Oxfordshire, RG9 2DH

Freehold





Entrance hall • utility room • bedroom/study with shower room • kitchen • sitting room • dining area • 3 bedrooms family bathroom • landscaped rear garden parking • store room • no onward chain

### Situation

Ravenscroft Road is located in the centre of the historic riverside town of Henley-on-Thames, close to all major amenities including a Waitrose, hospital, and a fine variety of shops, pubs and restaurants. More comprehensive facilities can be found in nearby Reading and Maidenhead.

Henley railway station provides a link to the mainline railway stations in Reading and Twyford with a fast service to London, Paddington.

The M4 J8/9 provides access to Heathrow airport and the motorway network.

There are schools of excellent repute in the area, including Rupert House prep school. Sporting facilities include golf at a number of local courses, boating on the Thames and Rugby at Henley Rugby Football Club.

### Description

10 Ravenscroft Road is a town centre property that provides accommodation over three floors.

The front door opens to the entrance hall that leads to a ground floor bedroom with shower room and French doors to the garden.

Completing the ground floor accommodation there is a large utility room and store room that is accessed externally (formally the integral garage).

On the first floor there is the kitchen fitted with a range of wall and base units and a large sitting room that benefits from a delightful duel aspect with two feature bay windows. It is flooded with natural light and is open plan to the dining area. The second floor has three bedrooms and family bathroom. The accommodation is flexible and offers scope to add further bathrooms / en suites should one desire.

### Outside

To the front of the property is a hard standing driveway providing parking, there is a garage door for access to the store room. To the rear of the property, there is the garden attractively laid patio and landscaped with mature trees and shrubs. The entire garden is private and enclosed on all sides.







## 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

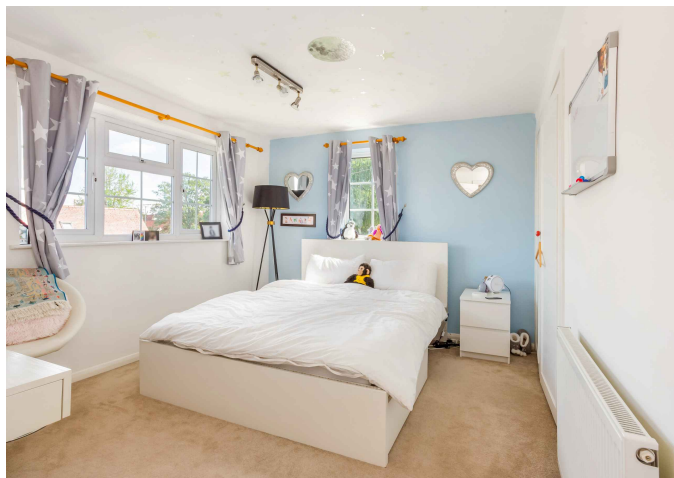
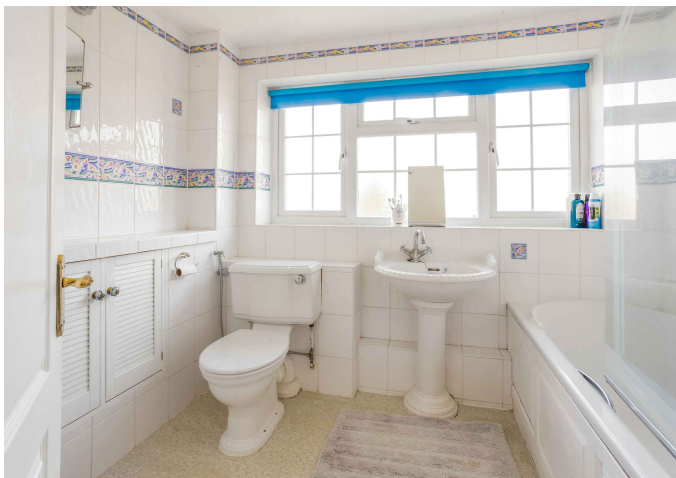
South Oxfordshire District Council

### Energy Performance

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

### Viewing

Strictly by appointment with Savills.



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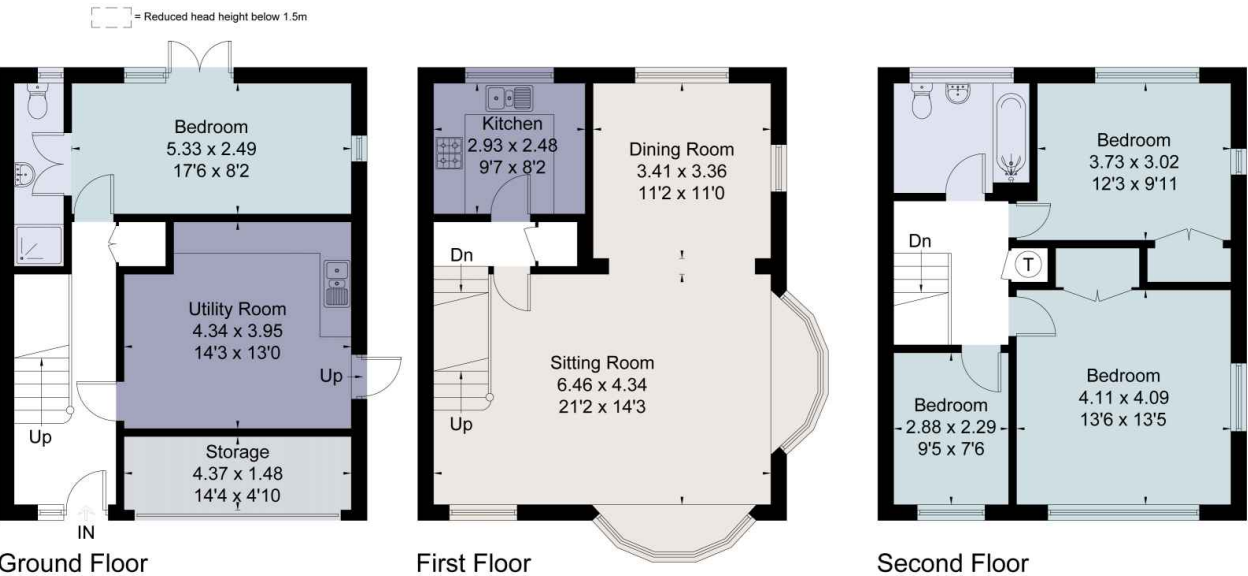


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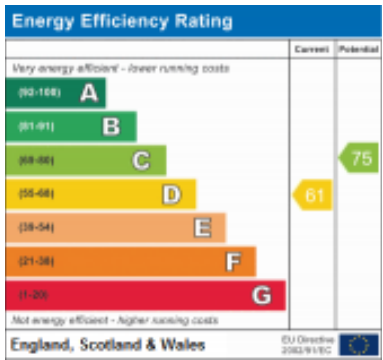
Savills, Henley  
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Approximate Area = 153.5 sq m / 1652 sq ft  
Storage = 6.5 sq m / 70 sq ft  
Total = 160 sq m / 1722 sq ft  
Including Limited Use Area (4 sq m / 43 sq ft)  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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