



A beautifully presented detached family home

97 St. Andrews Road, Henley-on-Thames, Oxfordshire, RG9 1PN

Freehold



Entrance hall • sitting room • family room • kitchen with open plan dining room • utility room • cloakroom principal bedroom en suite • 3 further double bedrooms family bathroom • double garage • parking • garden.

Situation

The property is situated on this popular residential road within a very sought after location of Henley, approx 1 mile from the town centre and all its major amenities including a fine variety of shops, pubs and restaurants.

More comprehensive facilities can be found in nearby towns of Reading and Maidenhead.

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

The A404M provides access to the M40 J4 & M4 J8/9 with access to Heathrow and the motorway network.

There are schools in the area of excellent repute. Sporting facilities include golf at a number of local courses and boating on the River Thames.

Description

97 St Andrews Road is a detached family home on the highly sought after St. Andrews Road.

The kitchen features a range of floor and wall mounted units and is open plan to the dining area that features French doors out to the delightful south facing garden.

Off the kitchen is a separate utility room with access to the double garage.

The sitting room enjoys a sliding door onto the garden, a feature fireplace and is open to the family room that can also be used as a study / office.

Off the entrance hall is a cloakroom and stairs to the first floor.

On the first floor there is a principal bedroom with en suite, 3 further double bedrooms and a family bathroom.





Outside

To the front there is driveway parking, access to the double garage and a partially enclosed garden area.

The rear garden is of a southerly aspect and is beautifully landscaped with ample entertainment space on the patio that is perfect for al fresco dining, the rest of the garden is laid to lawn with mature borders composing a mix of trees and hedging. There is gated side access to the front.

Directions

Entering Henley over the bridge turn left at the traffic lights into Thames Side. Follow the road to the next set of traffic lights.

Turn left onto the Reading Road. Take the 3rd turning right into St Andrews Road, go straight over the crossroads and continue up St. Andrews Road.

No 97 can be found near the top of St. Andrews Road on the left hand side opposite Coldharbour Close.

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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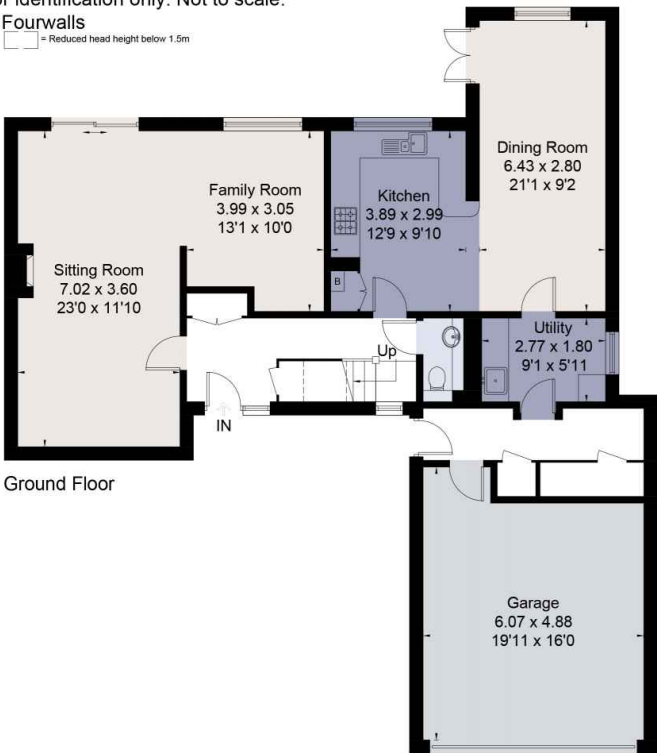
savills.co.uk

Contact
Savills Henley
01491 843000
henley@savills.com

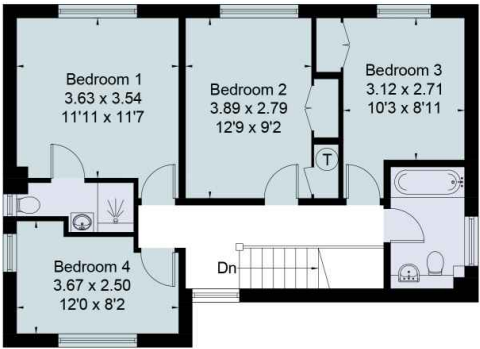
Approximate Area = 163.3 sq m / 1758 sq ft
Garage = 26.9 sq m / 289 sq ft
Total = 190.2 sq m / 2047 sq ft
Including Limited Use Area (2.7 sq m / 29 sq ft)
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 = Reduced head height below 1.5m



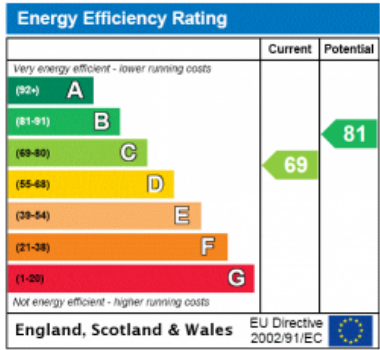
Ground Floor



First Floor

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