



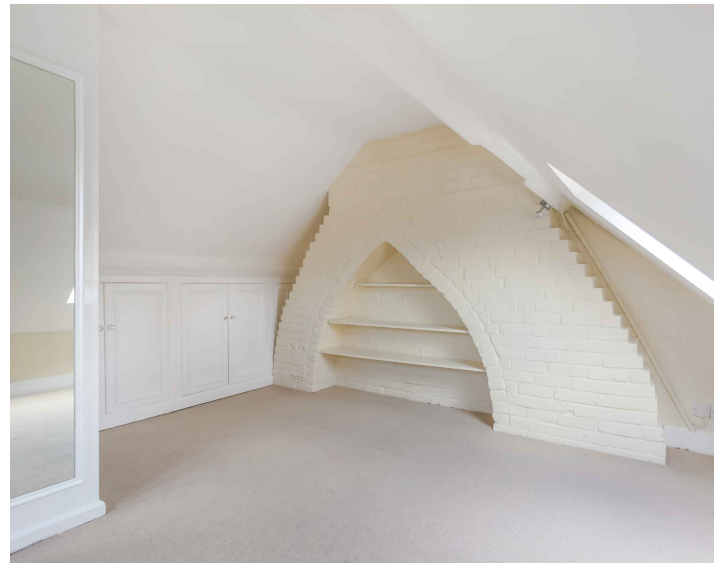
# Two bed cottage with parking

77 Greys Road, Henley-on-Thames, Oxfordshire, RG9 1TD

Freehold







Sitting room • kitchen/breakfast room • family bathroom  
two double bedrooms • courtyard garden • off-street  
parking • no onward chain

#### Description

77 Greys Road is a charming, period property situated in a fantastic position, just moments from Henley town centre and all it has to offer. On the ground floor, the sitting room overlooks the front

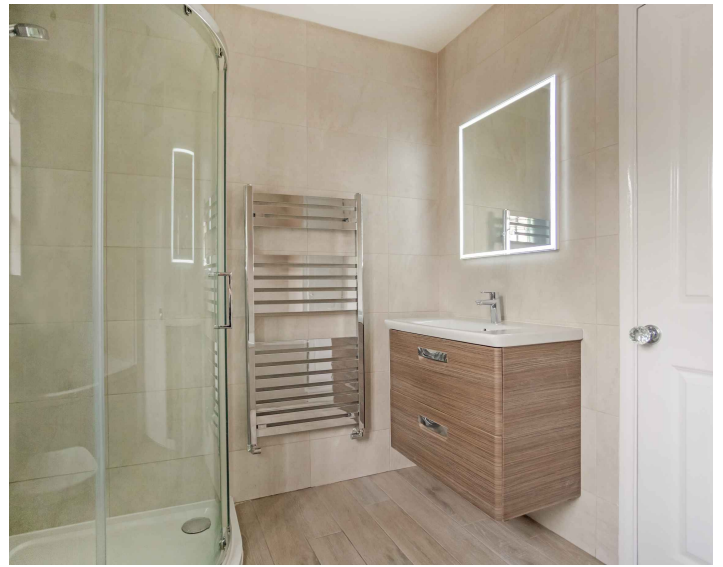
and features an open fireplace. A door leads through to the well-appointed kitchen/breakfast room, fitted with a range of wall and base units and door to the courtyard garden.

On the first floor there is a double bedroom and family bathroom. Further stairs from the landing lead to the second floor and a further double bedroom.

#### Outside

The house is set back from the road, to the front there is a graveled driveway that provides off street parking. The private rear courtyard garden is accessed from the kitchen and benefits from pedestrian access as well.





## General remarks and stipulations

### Tenure

Freehold with vacant possession upon 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.**

### Energy Performance

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

### Viewing

Strictly by appointment with Savills.

77 Greys Road, Henley-on-Thames, Oxfordshire, RG9 1TD

Contact  
Savills Henley  
01491 843000  
henley@savills.com



savills

savills.co.uk

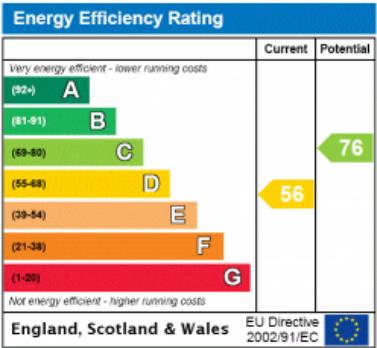
Approximate Area = 69.5 sq m / 748 sq ft  
Storage = 2.1 sq m / 23 sq ft  
Total = 71.6 sq m / 771 sq ft  
Including Limited Use Area 8.2 sq m / 88 sq ft  
For identification only. Not to scale.  
© Fourwalls



[Dashed line] = Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 297512



For identification only. Not to scale. © AS19042022

**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

