









Guide Price  
£480,000

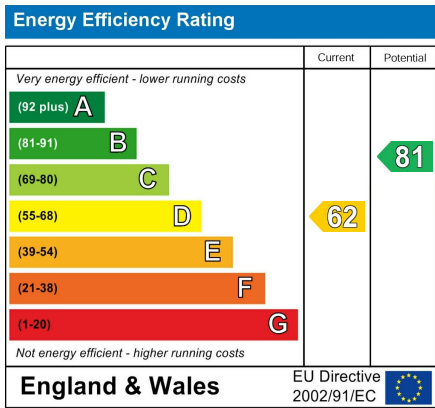
Park Road

A very nicely presented 2 bedroom house, full of character and situated on a popular no through road, 0.4 miles from the town centre and station.

- Charming terrace house
- Ideally located close to town and station
- No through road
- Well presented
- Chain free
- 2 Bedrooms

Character  
Victorian terraced  
cottage

-  Henley centre 0.4 miles
-  Marlow 7 miles
-  Reading station 8 miles
-  M4 (J8/9) 11 miles
-  London 34 miles
-  Heathrow 26 miles







## 49 Park Road

Located in a very highly regarded no through road and on the market for the first time in over 50 years, we are delighted to present this lovely example of these popular period houses. The house has a lovely atmosphere and is light and bright with nicely presented accommodation arranged over two floors.

The sitting room is open plan with an attractive exposed brick chimney breast creating a centrepiece to the reception area. Beyond there is built-in display shelving and plenty of room for a dining table. The kitchen, which has been extended and refitted, is a great area with integrated cooker, fridge and freezer. There is plumbing for a washing machine and tumble dryer and part-glazed ceiling letting in plenty of light. There is a fitted shower room and French door stepping out to the garden.

Upstairs there are two bedrooms both with fitted wardrobes and access to the attic space.

Outside is a pretty, low maintenance garden, with a small shed with power and light.

## Location

Park Road, together with Marmion Road and Grove Road, connect to form a pretty cul-de-sac of period houses. The area is highly regarded as a delightful and peaceful neighbourhood approximately 1/2 mile level walk from the town centre, the station and The River Thames.

## Situation - Central Henley

Henley-on-Thames is an attractive market town situated in beautiful and unspoilt countryside, approximately 36 miles west of Central London. Henley offers a wide range of excellent shopping, prize winning restaurants as well as a 3 screen cinema and theatre. The town is world famous for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, Henley Literary Festival and regional farmers markets.



The prestigious Leander Club, well supported Rugby Club and Phyllis Court (a private members club), are all within walking distance. There are numerous primary and secondary schools as well as Henley College which also offers adult learning facilities, and of course excellent walks beside the river and in the nearby Chiltern Hills.

## Services

All mains connected. Gas fired central heating.  
Council Tax Band D.  
EPC Rating D.

## Directions

Post code: RG9 1DB. What3words: ///building.specifies.slyly

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911  
Email: [henley@robinsonsherston.co.uk](mailto:henley@robinsonsherston.co.uk)

## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*