



Radnor Close, Henley-on-Thames

RG9

HAMPTONS
INTERNATIONAL

Beyond your expectations

A three storey central town house, with 4 beds, garden and garage

4 Bedrooms | Sitting Room With Balcony Off | Dining Room With Balcony Off | Kitchen/Breakfast Room | Cloakroom | Bathroom | Shower Room | Attached Garage | Gardens

Offers in excess of £1,185,000 Freehold

Description

This fine four bedroom property is located in the gated development of Radnor Close which is positioned centrally in Henley, near to the River, Phyllis Court Private Members Club, the Kenton theatre, Regal cinema, shops and restaurants. The accommodation is set over three floors with the principle reception areas on the first floor. The sitting room and dining room are open plan and at either end there is a balcony that allows natural light to fill these rooms. The rear balcony, accessed from the dining room, affords delightful views across the expansive garden as well as access via an external staircase. The kitchen is located off the dining room and is fitted with a range of storage units with integrated appliances and views across the gardens. Three of the bedrooms are located on the second floor which includes the master bedroom with built in wardrobes. There is a bathroom and separate wc. On the ground floor there is an additional fourth bedroom or garden room, with built-in wardrobes, direct access to the garden and a separate shower room. There is also internal access to the double garage.

Outside

One of the great features of this property are the gardens. Accessed from either the garden room/bedroom four or the dining room there is a small enclosed garden, well stocked with mature evergreen borders. A wrought iron gate leads through to a large lawned rear garden with a central pergola and mature trees.

Location

Radnor Close is a small gated development of three storey town houses located in the centre of Henley a short stroll from the river, shops, theatre, cinema and schools. Henley Station provides services to Reading and Paddington, via Twyford, (Crossrail expected in 2019). There are several golf courses in the area, notably Henley, Badgemore and Hennerton. The M4 & M40 Motorways are within a 10 mile radius providing access to Heathrow, the M25 interchange and the West Country.

Additional Information

Radnor Close Management Ltd grants each Freeholder one share and therefore they are a mutual director of the company. Radnor Close Management Ltd has appointed an Agent who oversees the upkeep of the communal parts and external maintenance. Currently this amounts to £705.00 payable per annum.



Hamptons International

14 Hart St, Henley-on-Thames, Oxfordshire, RG9 2AU

Sales. 01491 572215

henley@hamptons-int.com

www.hamptons.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Radnor Close, Henley-on-Thames

Approximate Gross Internal Area
158.5 sq m / 1706 sq ft

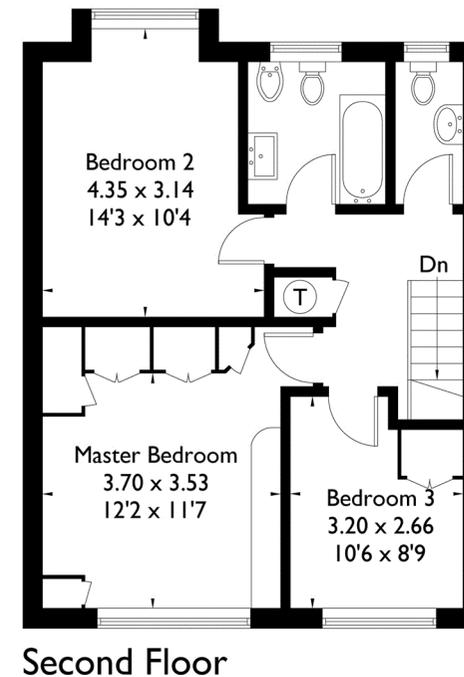
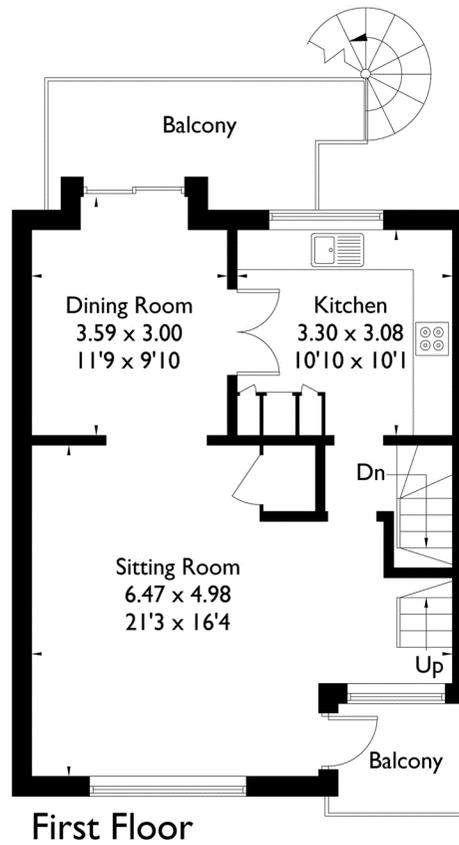
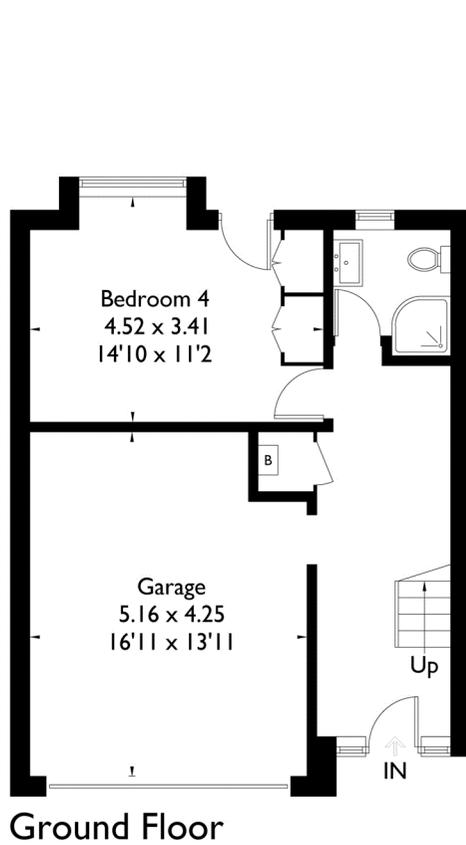


Illustration for identification purposes only. Not to scale
Ref: 207574

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

