



33 Adam Court, Henley-on-Thames, Oxfordshire

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## 33 Adam Court Henley-on-Thames Oxfordshire RG9 2BJ

A delightful, two bedroom, semi-detached house with a garden, garage and off-street parking, set within a well-maintained and popular development in the very centre of Henley-on-Thames

Living room & dining | Separate kitchen  
Principal bedroom with dressing room | Second bedroom | Family bathroom | Downstairs guest toilet | Wrap-around garden | Single garage  
One off-street parking space | Visitor parking  
EPC rating D

### The property

On the market for sale for the first time in around 40 years, this semi-detached house has served the same family well, firstly as a convenient and easy to maintain home for an elderly father and more recently as a good income generating rental investment. This development of small houses and flats was completed in the early 1980s and this particular house has the benefit of being end of terrace and therefore semi-detached, but has arguably the largest garden of all the properties.

Downstairs there is a generous L-shaped living room with space for a dining area and a set of double doors which lead out into the rear garden. The kitchen is separate from the living room with a front facing window and has been modernised in more recent years. Finally there is a downstairs, guest toilet as well as a deep storage and coat cupboard which houses the boiler and another storage space under the stairs. Upstairs are two double bedrooms, both with in-built cupboards and the principal bedroom has a good-sized dressing room which could also operate as a study. A bathroom with a bath-tub and overhead shower serves both

bedrooms and there is also a linen cupboard with a hot water tank.

### Outside

A westerly facing rear garden wraps around the side of the house and is laid mostly to lawn and patio with some mature, planted beds and a notable, tall brick wall with climbing plants affording a great deal of privacy. There are also two lockable, pedestrian gates. The house has a secure single garage with lighting and power and an 'up and over' door. You are then able to park directly in front of the garage and a small number of visitor spaces exist which are controlled using visitor permits.

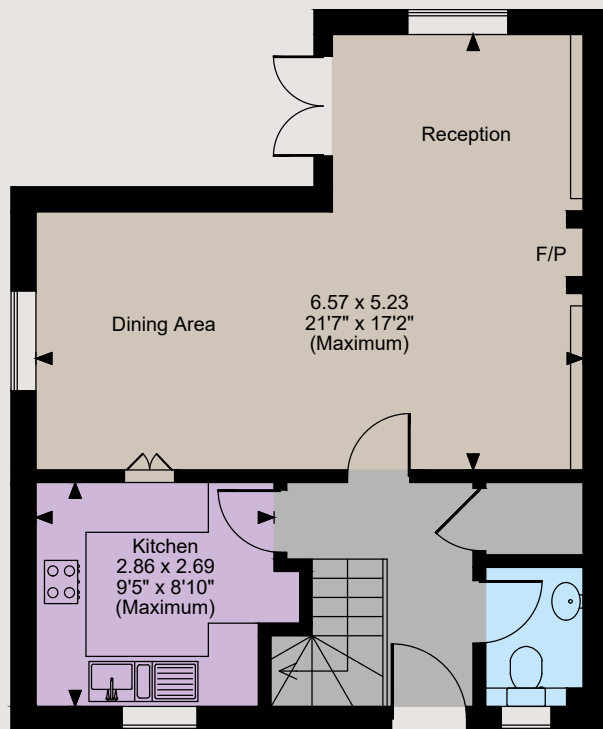
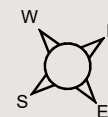
### Location

Adam Court is located very centrally within the town centre of Henley-on-Thames, yet is quiet and enjoys a peaceful setting where nearly all of the main attractions can be reached on foot with almost complete ease. Number 33 is situated at the rear of the development, close to its garage and parking and with the ability to exit quickly on foot into the King's Road car park where there is a Waitrose, public library and beyond, a walk-way straight through into Market Place. Henley station connects to the new high-speed Elizabeth Line via Twyford for fast trains into London Paddington, The City, Canary Wharf and Heathrow. Access to either the M40 or M4 can be reached by using the A404 By-pass.

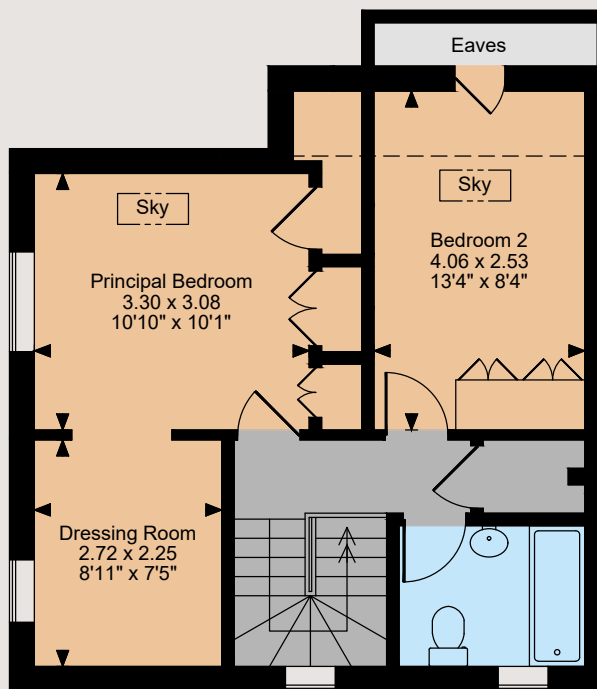




Adam Court, Henley-on-Thames  
Internal Area: 900 sq ft (84 sq m)



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Directions

What3Words///grid.scribble.crowd

## General

**Local Authority:** South Oxfordshire

**Services:** Mains gas, electricity, water and drainage

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** £700,000

## Henley-on-Thames

**01491 378 289**

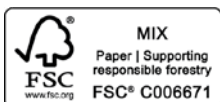
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