



PHILIP  
BOOTH  
ESQ.



## 50 Wilson Avenue, Henley-On-Thames, Oxon, RG9 1ET

£625,000

- Attractive 1930s double-fronted home
- Turn-key condition
- Separate utility room
- Excellent local amenities nearby
- Built by the original Wilson family
- Stylish shaker kitchen with Belfast sink
- Ground-floor WC & modern bathroom
- Beautifully renovated throughout
- Cosy living room with log burner
- Flat walk to station (0.6 miles)

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT  
01491 876544

[sales@philipboothsq.com](mailto:sales@philipboothsq.com)  
[www.philipboothsq.com](http://www.philipboothsq.com)

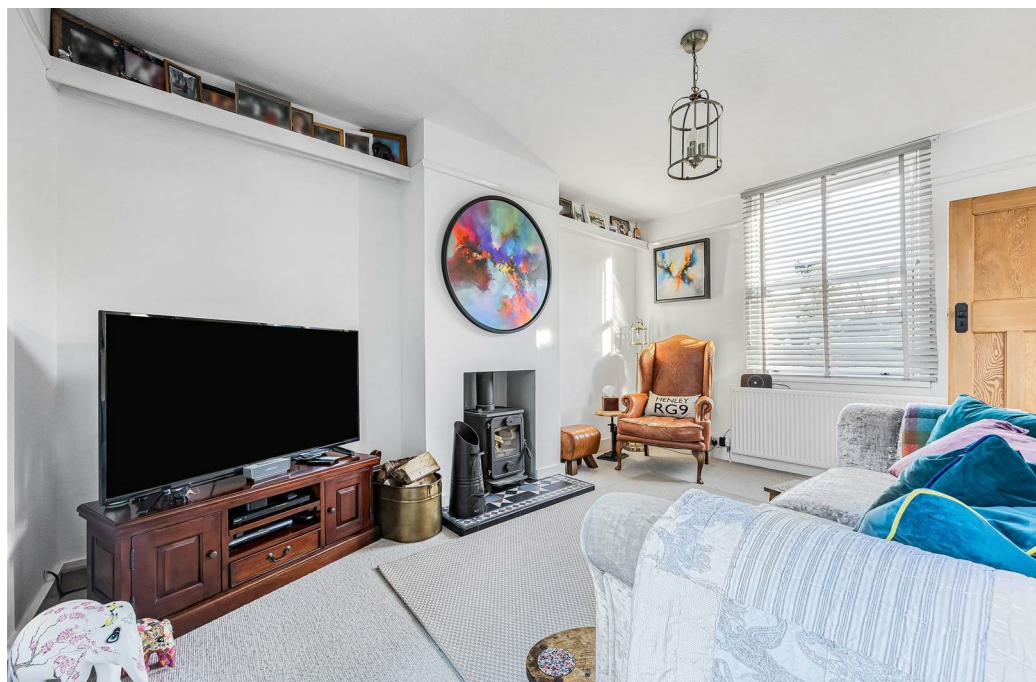


# 50 Wilson Avenue, Henley-On-Thames RG9 1ET

A beautifully renovated double-fronted 1930s home, built by the original Wilson family and set on the ever-popular Wilson Avenue in Henley-on-Thames. Blending period character with high-quality modern upgrades, this charming two-bedroom property offers stylish, turn-key accommodation with excellent everyday convenience, including a flat walk to the station and amenities close at hand.



Council Tax Band: D



## ACCOMMODATION

This charming double-fronted two-bedroom home was built by the Wilson family in the 1930s and is located on Wilson Avenue, aptly named after its original builders. The property has been thoughtfully and comprehensively renovated, resulting in a beautifully presented, turn-key home.

Upon entering, the central staircase immediately draws the eye, with a well-proportioned kitchen positioned to the left and the living room to the right, creating a balanced and characterful layout typical of the period era. The accommodation blends original charm with modern comfort, featuring UPVC sash windows throughout and an inviting living room centred around a stylish log burner ideal for cosy evenings, whilst complemented by double aspect windows. The newly fitted shaker-style kitchen has been carefully designed and features wooden worktops and a classic Belfast sink, complemented by new tiled flooring with underfloor heating. Further improvements include new carpeting throughout, a well-appointed first-floor bathroom also with underfloor heating and a freestanding bath and a separate ground-floor WC, all finished to a high standard.

Practicality has been carefully considered, with a separate utility room providing space for a washing machine, tumble dryer and room for both a fridge and freezer. The ground-floor WC has underfloor heating and features a traditional high-level cistern and an obscured glass side window, adding charm and privacy.

Additional benefits include useful loft storage accessed via the bathroom and a gas boiler that has been replaced within the last 24 months, offering peace of mind and improved efficiency.

Ideally positioned for convenience, the property lies on a flat 15-minute (approximately 0.6-mile) walk to Henley railway station. A 24-hour petrol

station is located at the end of the road, while Tesco's superstore is just 0.4 miles away and offers late opening hours, making day-to-day amenities easily accessible.

Beautifully presented throughout, this delightful home is ready to move straight into and would make an ideal purchase for those seeking a character property with modern upgrades in a prime Henley-on-Thames location.

## LOCATION

Wilson Avenue is a popular residential road with a strong neighbourly community, a short walk from the train station and town centre, 0.4 miles to the River Thames and convenient for local primary and secondary schools.

Henley town centre has a wide selection of shops, including a Waitrose supermarket; there are boutique shops and delis, a cinema, a theatre, excellent pubs, cafés and restaurants, a bustling market every Thursday and good schools for all ages.

The commuter is well provided for with the M4/M40 road network giving access to the M25, London, Heathrow, West Country and Midlands.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

Rail links are available via the convenient Henley branch line from Henley to Twyford, with access there to the Elizabeth Line into London, and fast mainline trains in London Paddington, or to the West Country and South coast via Reading mainline station.

## Schools

Primary Schools – Trinity Primary School, Sacred Heart School

Secondary Schools – Gillotts School - OFSTED Outstanding

Sixth Form – The Henley College

Independent – St Mary's School, Rupert House School in Henley. Larger secondary schools include Shiplake College, Reading Blue Coat, Queen Anne's and The Abbey in Reading. School buses also operate to the boys' and girls' schools in Abingdon.

## Leisure

Henley Leisure Centre is located next to Gillotts School and has a swimming pool, sports hall, squash courts and a gym.

Various river pursuits on the Thames and the world-famous Henley Royal Regatta. The Henley Festival of Arts. Boating marina facilities are available at Hambleden, Harleyford and Wargrave.

Golf at Henley Golf Club and Badgemore Park Golf Club.

Superb walking, cycling and riding in the Chiltern Hills area of outstanding natural beauty.

## Tenure – Freehold

Services - mains gas, electricity, water, drainage

Broadband - Ultrafast fibre to the premises via Zzoomm, Superfast via BT

Local Authority - South Oxfordshire District Council

Council Tax - Band D





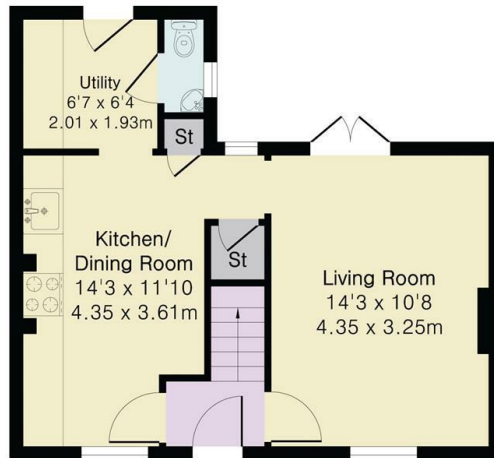




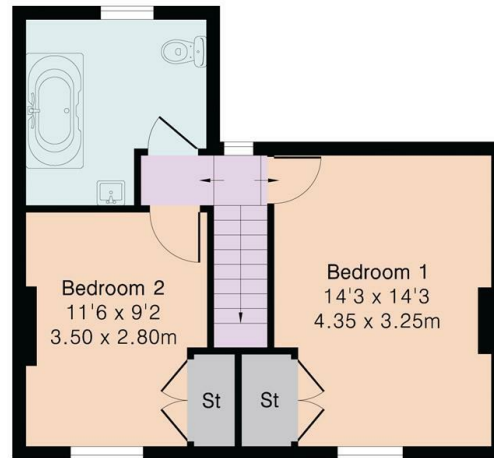
**Approximate Gross Internal Area 770 sq ft - 72 sq m**

Ground Floor Area 385 sq ft – 36 sq m

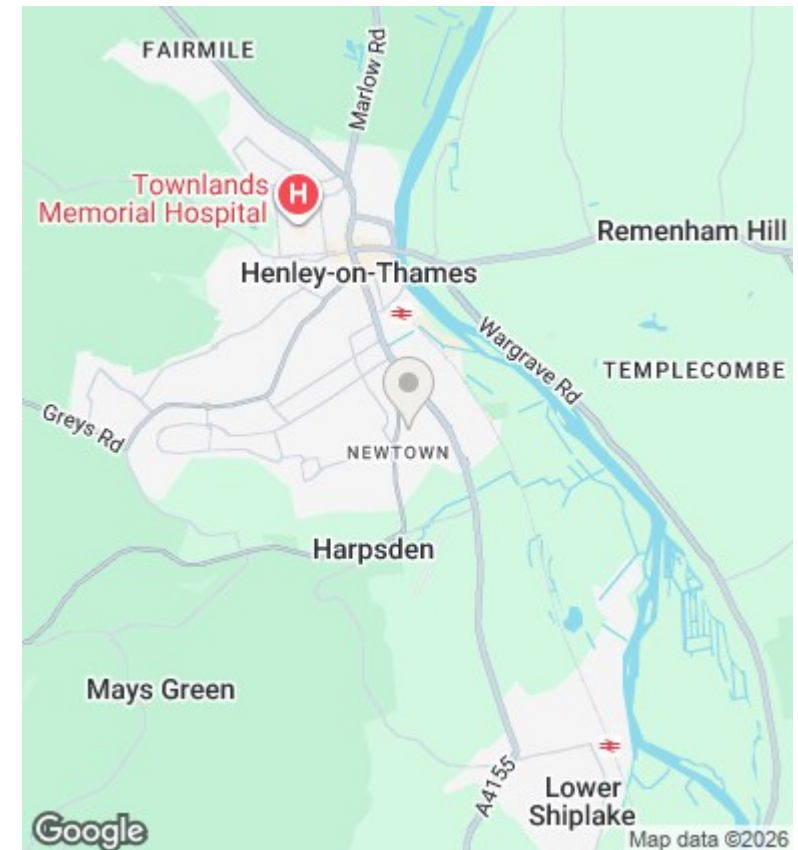
First Floor Area 385 sq ft – 36 sq m



Ground Floor



First Floor



## Directions

From Station Road, at the traffic lights with Reading Road turn left. Continue over the mini-roundabout and past the petrol filling station on the left. Turn right into Wilson Avenue and the property will be found on the right hand side.

## Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	80
EU Directive 2002/91/EC		
England & Wales		