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## 45 Kings Road, Henley-On-Thames, RG9 2DW

£600,000

- Beautifully modernised Victorian terraced home
- Contemporary kitchen refitted in 2025
- Fully converted and insulated loft room
- Short walk to town centre, station and River Thames
- Two bedrooms arranged over three floors
- Underfloor heating to kitchen
- Garden office / studio with electrics and radiator
- Open-plan sitting / dining room with original floorboards
- Stylish bathroom replaced in 2024
- Replacement double glazing throughout

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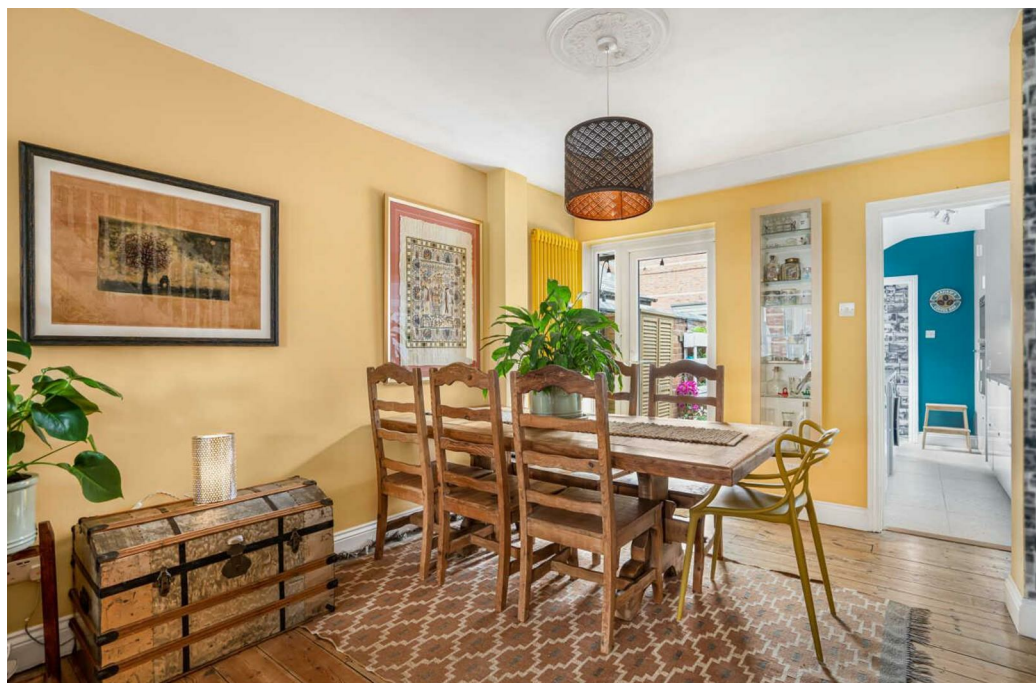
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# 45 Kings Road, Henley-On-Thames RG9 2DW

A beautifully presented and thoughtfully modernised Victorian terraced home, ideally situated on the ever-popular Kings Road, within a short walk of Henley town centre, the railway station and River Thames. This charming two-bedroom property blends characterful period features with a comprehensive programme of improvements carried out by the current owners, creating a stylish and highly practical home arranged over three floors.



Council Tax Band: D



## ACCOMMODATION

The ground floor offers an impressive open-plan sitting and dining room extending in excess of 27 ft, featuring exposed, sanded and varnished original floorboards together with a beautifully restored cast iron fireplace, creating a warm and characterful focal point.

To the rear, the kitchen has been completely refurbished in 2025 and fitted with contemporary wall and base units and a range of integrated appliances including dishwasher, washing machine, hob, oven, microwave, fridge and freezer. The kitchen further benefits from underfloor heating and direct access to the rear garden.

A newly refitted downstairs cloakroom, completed in 2025, incorporates additional storage together with space for a tumble dryer and secondary fridge.

Stairs lead to the first floor,

Bedroom 1 is a particularly attractive room with restored cast iron fireplace, fitted bespoke wardrobes installed in 2017 and original varnished floorboards.

The bathroom was completely replaced in 2024 and now offers a beautifully appointed contemporary white suite including separate bath and walk-in shower, w.c. and wash-hand basin.

The second floor has been fully opened up and comprehensively insulated to create an excellent loft room with new windows and newly fitted carpets, ideal as a guest room, study or creative space. New carpets have also been fitted throughout the hall, stairs and landings during 2025.

Externally, the property enjoys a charming landscaped rear garden with raised

decking and seating areas together with a superb garden office/studio installed in 2023, complete with electrics and radiator, providing an ideal work-from-home environment.

Further significant improvements include replacement double glazed UPVC windows throughout the property between 2017 and 2024, new double glazed front and rear doors, a new combi gas boiler installed in 2024, replacement radiators with individual thermostatic controls and a new electronic fuse board fitted in 2016.

Kings Road remains one of Henley-on-Thames' most sought-after residential addresses, appreciated for its attractive period homes and convenient access to the extensive amenities of the town centre, riverside walks and railway station.

## LOCATION

Living in Kings Road

Located within the town centre, a short walk from the shops and the River Thames. Henley has a wide selection of shops, including a Waitrose Supermarket, located to the rear of the property.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley station has direct links with London Paddington (via Twyford Elizabeth Line). There are regular bus services to the larger towns of Reading and High Wycombe, via Marlow.

Reading - 7 miles;

Maidenhead M4 Junction 8/9 - 11 miles;

London Heathrow - 25 miles;

London West End - 36 miles

Schools:

Primary - Trinity, Sacred Heart and Badgemore schools

Secondary - Gillotts School (Outstanding)

Sixth Form - The Henley College

Private Prep - Rupert House School

Buses operate to the larger Private Schools in Shiplake, Reading and Abingdon

Leisure

River pursuits include rowing and kayaking. The world famous Henley Royal Regatta takes place in July, followed by the Henley Festival and Rewind Festival in August. Marina facilities at Harleyford and Wargrave. Golf at Henley Golf Club and Badgemore Park Golf Club.

Local Authority South Oxfordshire District Council

Council Tax Band D

Services

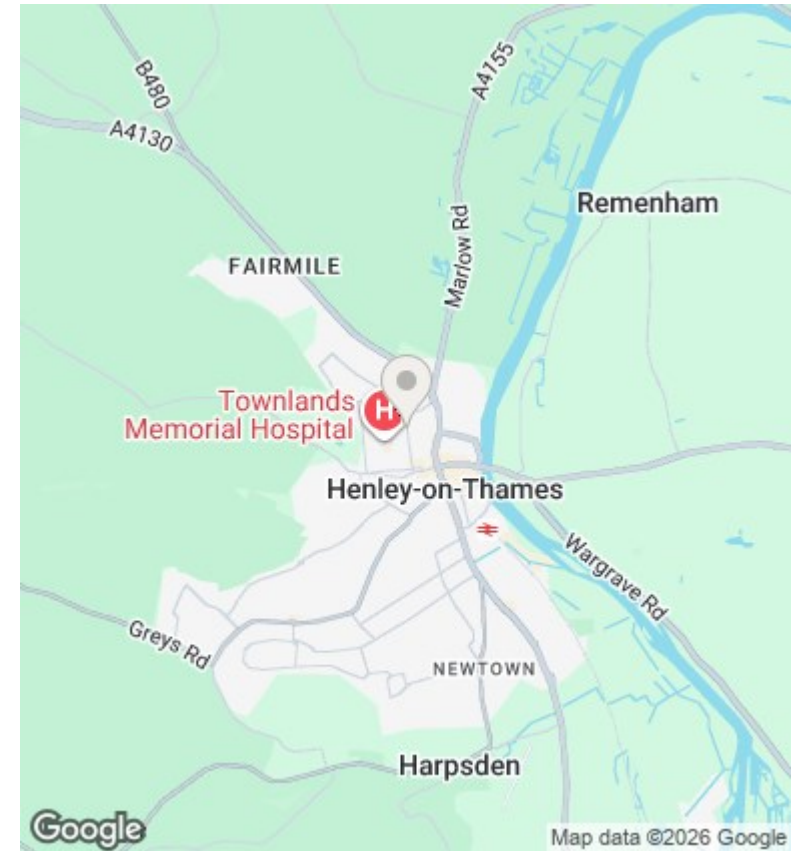
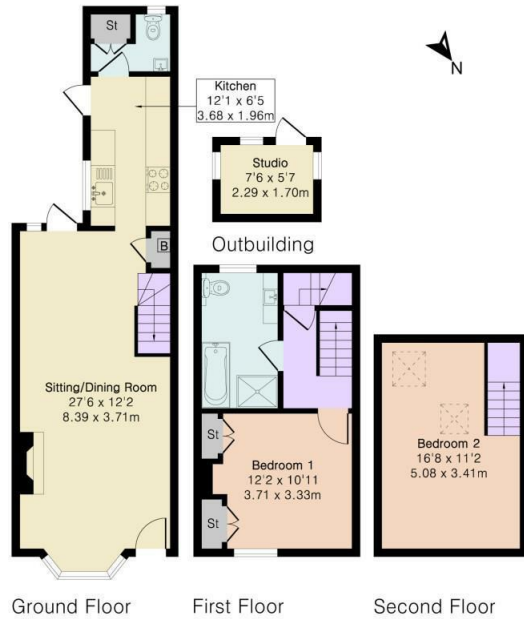
Mains Gas, Electric, Water and Drainage. Ultra-fast broadband is available via 'Zoomm', and super-fast via BT





**Approximate Gross Internal Area 893 sq ft - 82 sq m  
(Excluding Outbuilding)**

Ground Floor Area 435 sq ft – 40 sq m  
 First Floor Area 272 sq ft – 25 sq m  
 Second Floor Area 186 sq ft – 17 sq m  
 Outbuilding Area 42 sq ft – 4 sq m



**Directions**

**Viewings**

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	