

PROPERTY AGENTS

**JP**Knight



Catslip, Nettlebed, Henley on Thames RG9 5BL





## Catslip, Nettlebed

A rare opportunity to acquire this two-bedroom semi-detached property with development potential situated in a semi-rural hamlet on the outskirts of Henley on Thames and Area of Outstanding Natural Beauty.

The property benefits a living room, kitchen/breakfast room, cloakroom and conservatory to the ground floor, whilst on the first floor there are two bedrooms and a bathroom.

Outside a gated driveway leads to a garage, secluded front and rear gardens with established lawns, hedge boundary and far-reaching countryside views.



## Tenure - Freehold

The property is double glazed throughout with electric storage heaters.

Accommodation

Front door to entrance hall: electric storage heater, stairs to landing.

Living Room: 13'7 x 12'2 Window to front, electric storage heater, fireplace with brick surround, tiled hearth and wooden mantel.

Kitchen/Breakfast Room: 13'7 x 10'9 Window to rear, range of storage units with worktop, double oven, induction hob with extractor hood above, space for washing machine, walk-in larder with recessed under-stair shelving and space for fridge/freezer with window to side.







Rear lobby with wood style flooring leading to cloakroom: Window to side, electric storage heater, wood style flooring, low level WC.

Conservatory: 10'1 x 2'9 Double doors to driveway, space for tumble dryer.

Stairs to landing: Window to side, loft access.

Bedroom 1: 13'8 x 11'11 Window to front, electric storage heater, cast iron fireplace with grate, walk-in wardrobe.

Bedroom 2: 10'9 x 9'4 (max) Window to rear, electric storage heater, cast iron fireplace with grate, airing cupboard.

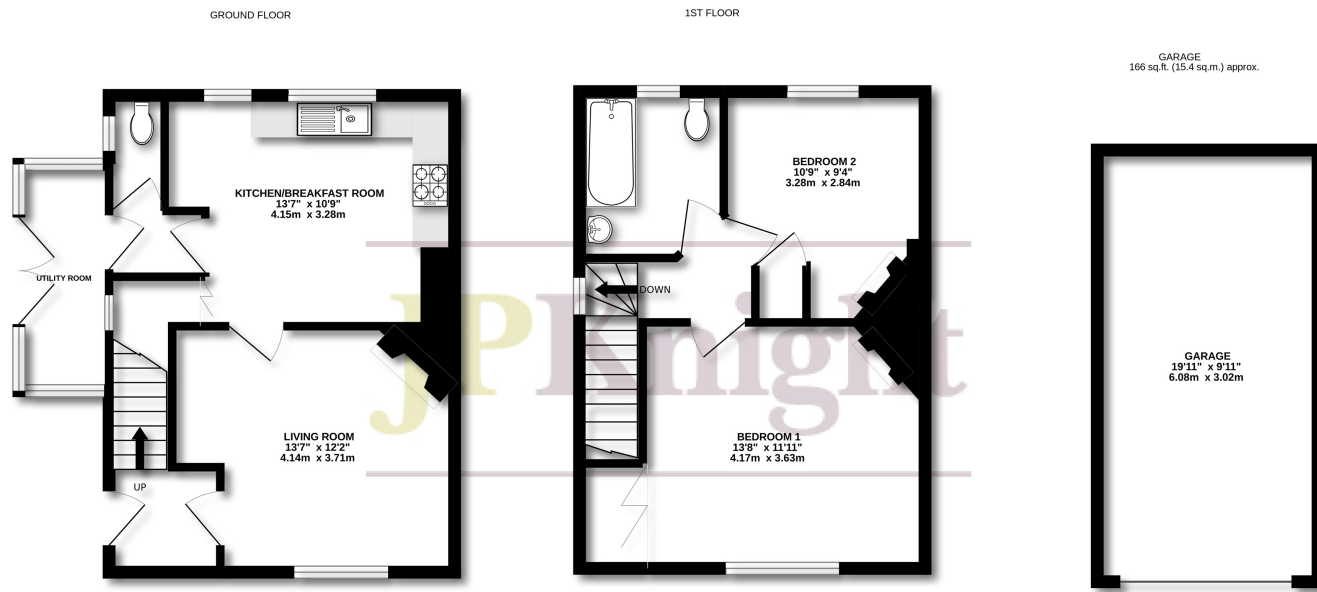
Bathroom: Window to rear, white three-piece suite, electric storage heater, tiling, chrome radiator.

Outside  
The property is approached via a five-bar gate to a driveway with parking for several cars and garage, lawn, shrubs, timber fence and hedge boundary.

Garage: 19'4 x 9'11 Window to rear, up and over door, light and power.

The rear garden is mainly laid to lawn with brick and timber fence boundary, large shrubs, storage shed and far-reaching countryside views beyond.





TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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