

WE VALUE



YOUR HOME

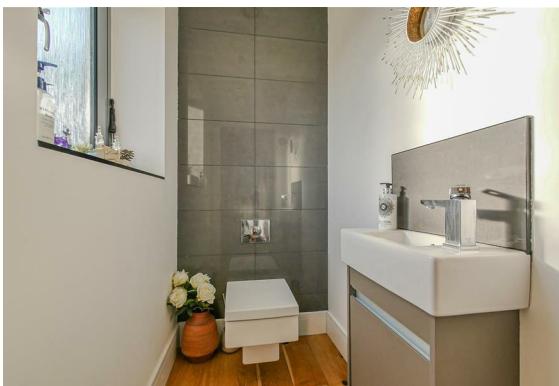


Henley Road, Shillingford

£400,000

3 1 2 B

This three-bedroom semi-detached home offers modern comfort and convenience, featuring air source heating system and underfloor heating throughout the ground floor. The lounge provides a cozy retreat, while the kitchen/diner is equipped with high-end integrated appliances, ideal for cooking and dining. A separate utility room and a practical cloakroom complete the ground floor. Upstairs, three double bedrooms offer generous accommodation, all served by a stylish bathroom with both a bath and a separate shower. The property benefits from an enclosed rear garden and off-street parking for three vehicles on the shared driveway, making it a fantastic choice for modern family living.





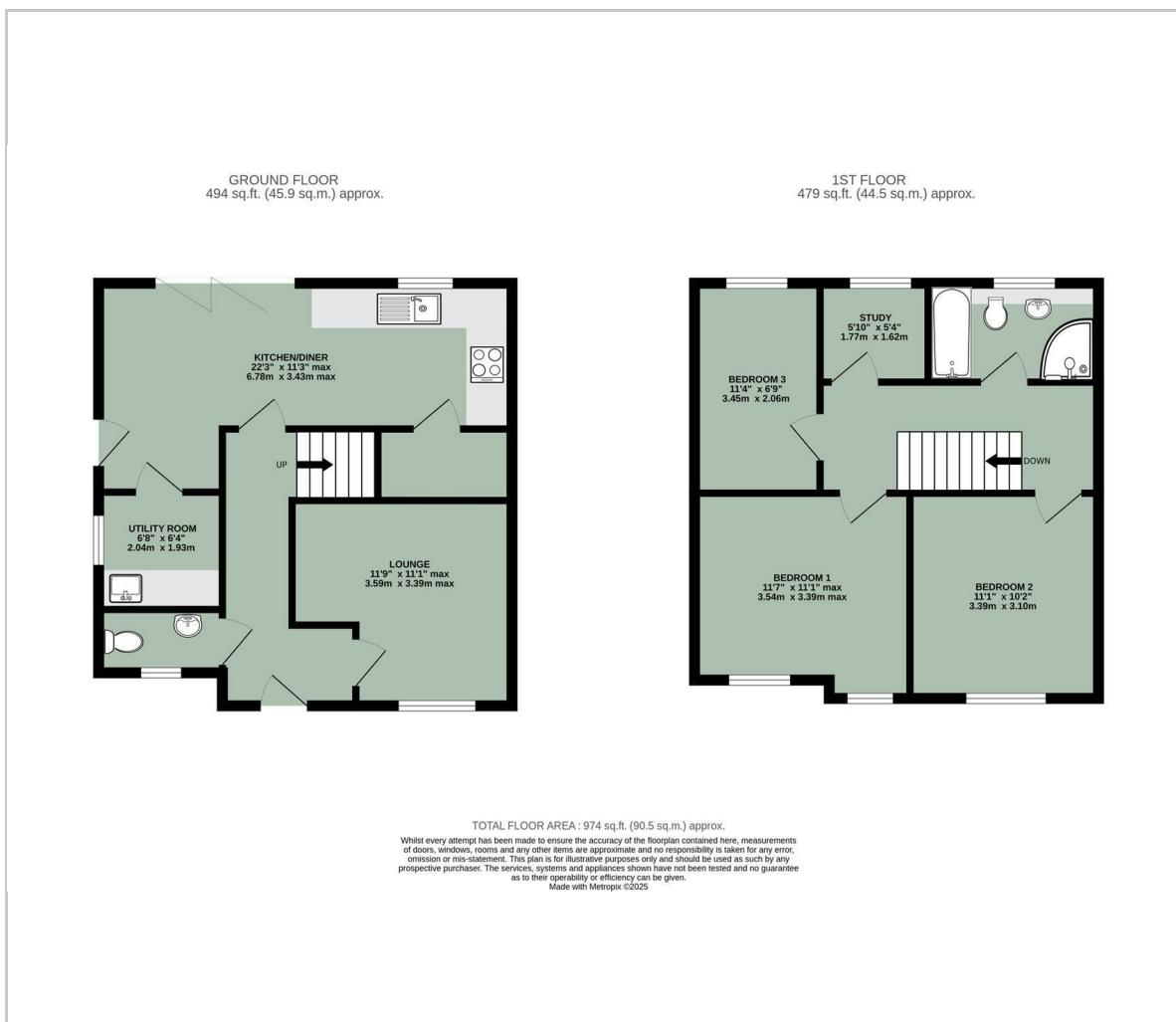
- NO ONWARD CHAIN
- THREE BEDROOM SEMI-DETACHED PROPERTY
- AIR SOURCE UNDERFLOOR HEATING TO GROUND FLOOR
- KITCHEN/DINER WITH HIGH-END INTEGRATED APPLIANCES
- UTILITY & DOWNSTAIRS CLOAKROOM
- STUDY
- ENCLOSED REAR GARDEN
- OFF-STREET PARKING FOR THREE VEHICLES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus)	A		
(81-91)	B	87	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

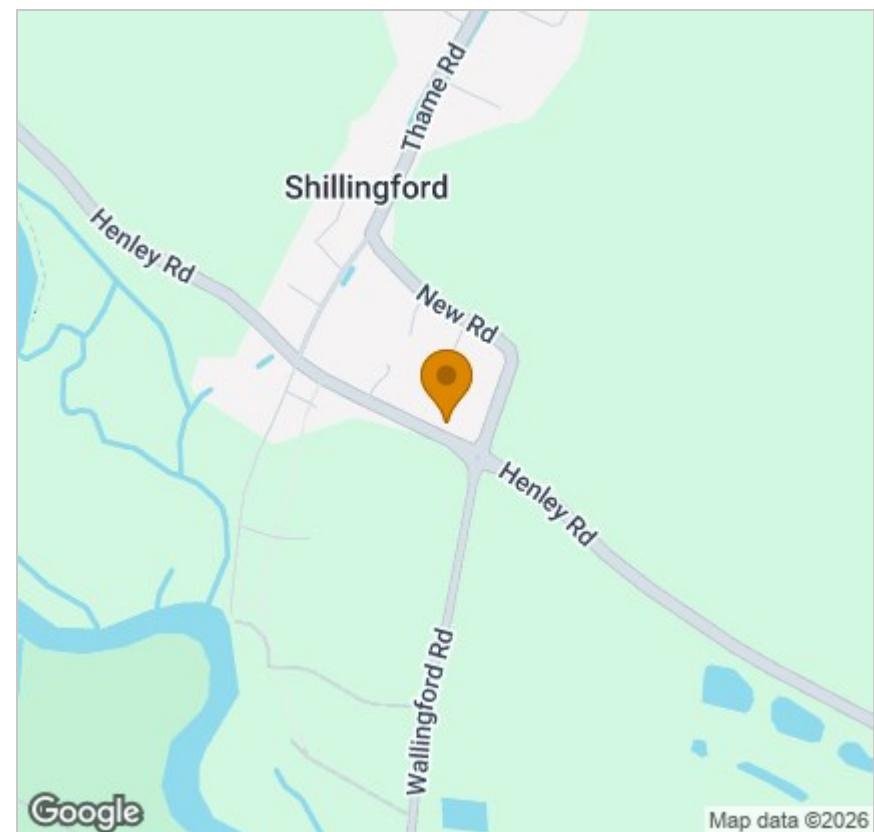
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1  
if you wish to arrange a viewing appointment for this property or require further information.

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