

THREE BEDROOM, PENTHOUSE

**23 Hillcrest House. Audley Shiplake Meadows,
Meadow Chase, Reading Road, Henley-on-Thames RG9 3JN
01182 349 279**

Property specifications:

- Dual-aspect property split over two floors
- Large double bedroom with en suite shower room, dressing room with built-in wardrobes and private balcony
- Modern kitchen with quartz worktops and integrated Smeg appliances
- Bathroom and en suites fitted with Villeroy & Boch sanitaryware
- Second double bedroom with en suite shower room, built-in wardrobes and private balcony
- Third room perfect for use as a study, hobbies room or day room
- Spacious utility room, storage room and cloakroom

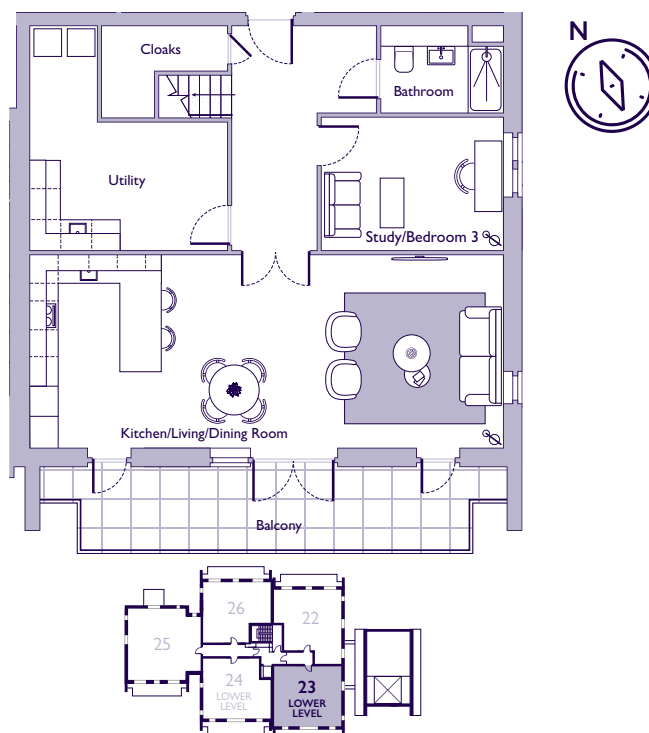
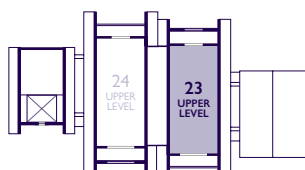
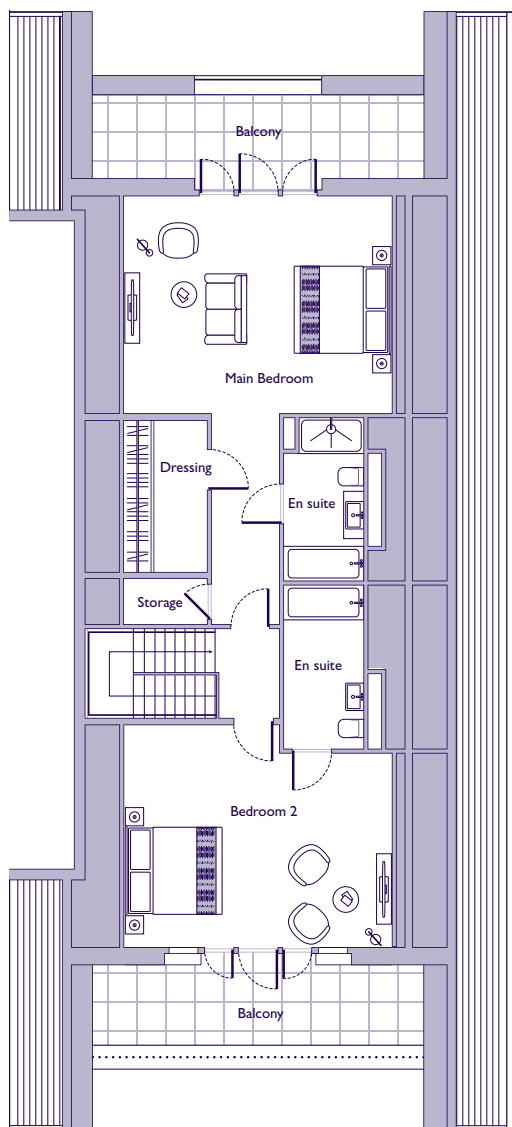
Please see the village brochure and key facts for further information.



Images for illustration purposes only.

THE LAYOUT

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Internal Measurements	Metric (m)	Imperial (ft)
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Lower level

Kitchen/Living/Dining Room	10.02 x 4.06	32'9" x 13'4"
Study/Bedroom 3	3.84 x 2.80	12'7" x 9'2"
Utility	4.18 x 4.70	13'9" x 15'5"

Upper level

Main Bedroom	4.62 x 5.73	15'2" x 18'9"
Dressing	3.21 x 1.78	10'6" x 5'10"
Storage	1.78 x 0.99	5'10" x 3'3"
Bedroom 2	5.73 x 4.70	18'9" x 15'5"

These floor plans are illustrative and for marketing purposes only. Maximum measurements are shown with longer dimension quoted first. Dimensions are quoted for the main area of the room only. Built-in wardrobes not included in the overall room dimensions. Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot. All details should be checked at the Sales Office. July 2024.