

# THREE BEDROOM PENTHOUSE

**64 Elm 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 bathroom, dressing room with built-in wardrobes and private balcony
- Second double bedroom with en suite shower room and private balcony
- Modern kitchen with quartz worktops and integrated Smeg appliances
- Luxury Villeroy & Boch sanitaryware
- Third room perfect for use as a study, hobbies room or day room
- Open plan kitchen and living space with room for dining table
- Separate utility room, storage room and cloakroom

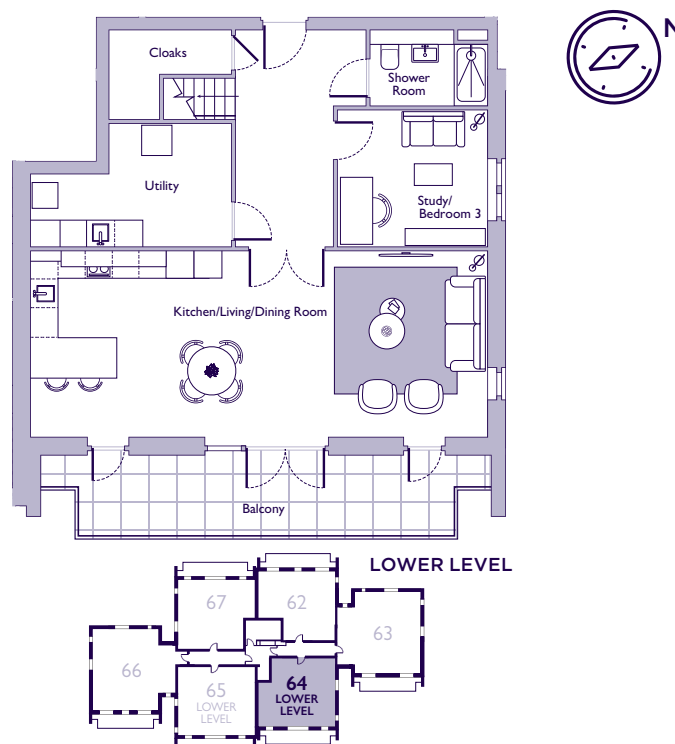
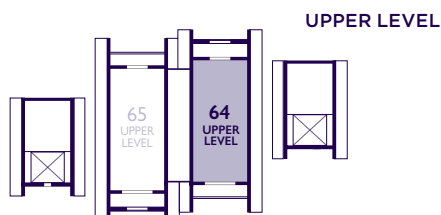
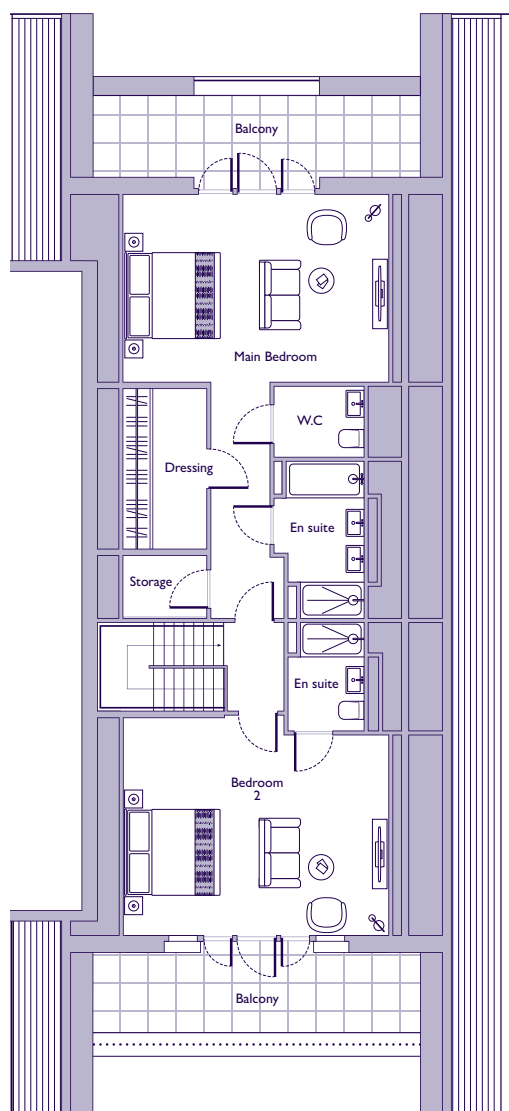
Please see the village brochure and key facts for further information.



Images for illustration purposes only.

# THE LAYOUT

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Internal Measurements	Metric (m)	Imperial (ft)
<b>Lower level</b>		
Kitchen/Living/Dining Room	10.05 x 4.06	32'10" x 13'4"
Study/Bedroom 3	3.28 x 3.02	10'9" x 9'11"
Utility	4.42 x 2.75 max	14'6" x 9'0"
<b>Upper level</b>		
Main Bedroom	5.73 x 4.00	18'9" x 13'0"
Bedroom 2	3.46 x 1.79	11'4" x 5'11"
Dressing	1.34 x 1.79	4'5" x 5'11"
Storage	5.73 x 4.67	18'9" x 15'4"

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.