





PROPERTY DESCRIPTION

This discreetly placed link detached family home sits at the end of a little cul de sac just a short stroll from the High St in Henley in Arden. The property benefits from good size accommodation, however, there is potential to increase the living accommodation should extra space be needed (Subject to Planning Consents). In brief the property offers:- Large Driveway, Entrance porch, Hallway, Guest WC, Kitchen, Living/Dining Room, Conservatory, Landing, Three good sized bedrooms, Family bathroom, Garage, Private Rear Garden.

HENLEY IN ARDEN

In Warwickshire, south of Birmingham, is Henley-in-Arden, a picturesque place to visit. Henley-in-Arden is best known for its variety of historic buildings. Some of these buildings date back to medieval times. The Warwickshire town has a wide variety of preserved architectural styles, so much so that they class the high street as a conservation area. In the High Street you will find a variety of little shops, cafes, convenience stores, public houses and many restaurants to choose from. There are beautiful walks in and around Henley and close enough to bigger towns for even more choice of shops and eating places.

FEATURES

- Three good sized bedrooms
- Conservatory
- Well proportioned Living / Dining Room
- Private rear garden
- Garage and plenty of driveway parking
- Close to Henley in Arden High St
- Potential to enlarge and upgrade the ground floor accommodation (STPP)
- Sought after location





ROOM DESCRIPTIONS

PORCH

With UPVC panelled and glazed door with matching side window, tiled floor and inner glazed door through to :-

HALLWAY

A central hallway with stairs to the first floor, garage and doors through to the downstairs accommodation.

KITCHEN

Fitted with a range of wall and base mounted units with contrasting work surfaces, inset sink and drainer, tiling to splashback areas, cooker and dishwasher included, shelved pantry, door to garden, wall mounted central heating boiler (serviced annually).

LIVING / DINING ROOM

A well proportioned bright living / dining room with central feature fireplace and fitted gas fire, hearth and mantel. Patio doors lead out into:-

CONSERVATORY

DOWNSTAIRS WC

With WC and wash hand basin with tiled splashback.

LANDING

With large store and doors leading off to :-

BEDROOM

With fitted double wardrobe.

BEDROOM

With two double wardrobes plus matching half height cupboard, bedside cabinets and dressing table.

BEDROOM

With sloping ceiling (some head restricted areas)

FAMILY BATHROOM

Being fully tiled and fitted with a White suite comprising panelled bath, WC and wash hand basin, separate shower cubicle with electric shower, window and extractor fan.

GARAGE and DRIVEWAY PARKING

With up and over garage door, light and power, door to hallway and with access to the rear garden. The driveway offers plenty off road parking.

REAR GARDEN

A side timber gate leads from the front of the property down the side of the house to the rear garden, also accessed from the conservatory.

A private and mature rear garden with both fencing and hedging to

boundaries. Timber shed and garden store.

ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

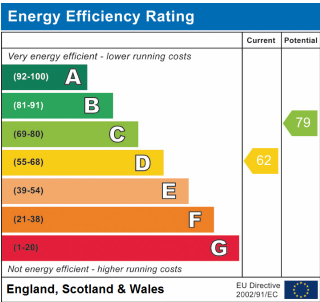
COUNCIL TAX: We understand to lie in Band E

ENERGY PERFORMANCE CERTIFICATE RATING: D We can supply you with a copy should you wish.

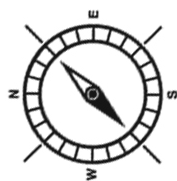
VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



FLOORPLAN



Internal Floor Space 1227 sq ft / 114m2



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