





Riverside Gardens Bungalow

Situated in a lovely quiet area of Henley in Arden this spacious two bedroom bungalow has bright and spacious rooms and is tastefully presented and decorated throughout the accommodation. Ideal for those wishing to downsize in the area, this one-level living property is close to all those important amenities for your everyday needs.

Bungalows such as this don't appear on the open market very often, especially one with plenty of off-road parking and lovely outside space.

LOCATION – 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.

APPROACH

A pretty foregarden with an array of mature shrubs, trees and flower borders, useful gated side access to the rear garden, gravelled driveway allowing space for two vehicles, as well as parking space on the roadside. A composite front door leads into:-

WELCOMING HALLWAY

A spacious and welcoming hallway with doors radiating off to bedrooms, kitchen, living room, and bathroom, loft access hatch to a part-boarded loft, and where the combination boiler is located





DUAL ASPECT LIVING / DINING ROOM

A super bright living room with large bay window to the front elevation and bi-fold double glazed doors leading out to the conservatory to the rear, feature fireplace with inset electric fire. This lovely reception room is large enough not only to cater for plenty of lounge furniture but also space for a good size dining table and chairs if required.

FITTED BREAKFAST KITCHEN

Fitted with a range of base and eye level cupboards and drawers with work surfaces over and tiling to splashback areas. Fitted with a built in Zanussi double oven, electric hob and extractor over, built in dishwasher, full height freezer, washing machine, integrated fridge freezer, sink unit and drainer with chrome mixer tap over. The kitchen benefits from a large breakfast bar island, window overlooking the rear garden, and door access to rear.

CONSERVATORY

A good size conservatory overlooking the rear garden, with laminate flooring, power and lighting, and double doors opening into the garden. A flexible space that could accommodate either dining or comfy furniture, or both.

BEDROOM ONE

With window to rear elevation giving views and access to the outside sun deck, currently with large modern wardrobes which could be included subject to negotiation.

WC

A useful addition to the main bedroom, being part tiled and consisting of low flush WC and hand basin.



BEDROOM TWO

Situated at the front of the property overlooking the driveway.

BATHROOM

A spacious bathroom fitted with a four-piece white suite comprising, panelled bath with shower attachment over, low level WC, wash hand basin, walk-in shower unit with waterfall shower head over. Laminate flooring and heated towel rail.

REAR GARDEN

A well cared for and mature, mainly laid to lawn rear garden which has an array of pretty plants and shrubs. A useful timber shed sits to the side of the property and a good size workshop has plenty of room for storage or could be utilised as a hobby area. The garden has the benefit of a super raised decked area which is accessed from the lawned area as well as direct from the property, a perfect place for al fresco entertaining in the warmer months.



GENERAL 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 C

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

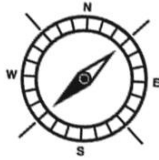
VIEWING: By appointment only

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. We have a Company complaints procedure in place, please ask for more details.

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.







Internal Living Space 1,209 sq ft / 112.35m²

GROUND FLOOR



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

