







This lovely family terraced home sits in a quiet cul-de-sac discreetly positioned just off Henley High Street so really convenient for local shopping and general amenities and offers not only low maintenance outside space and parking, but a garage too!

Being only a very short walk from the High Street, number 5 Back Lane is a nicely presented, well-proportioned family home that is offered for sale with no chain. The property briefly comprises, a reception hall, guest cloakroom, open plan living/dining room, fitted kitchen, three bedrooms, the main bedroom having en suite facilities, modern family bathroom, garage, off-road parking, and low maintenance rear garden.

**APPROACH** With pretty front garden with steps leading up to the entrance porch.

**ENTRANCE HALL** With stairs leading to the first floor, wooden flooring, door to downstairs WC, kitchen and living/dining room.

**FITTED BREAKFAST KITCHEN** A well laid out functional breakfast kitchen fitted with a range of wooden fronted eye and base level units and drawers with work surfaces over, sink unit and drainer with mixer tap over, tiling to splashback areas, cupboard housing the boiler, integrated Neff oven and grill, gas hob with extractor over, integrated dishwasher, washing machine, integrated fridge freezer, wooden flooring, inset downlighters, window to front elevation and space for breakfast table and chairs.

**OPEN PLAN LIVING / DINING ROOM** A well-proportioned living area with feature fireplace with inset fire, large bow window to the rear elevation overlooking the rear terrace garden, open archway through to the dining area with French doors allowing access to the rear garden. Located off the living area is a useful understairs storage cloaks cupboard.

**GUEST CLOAKROOM** Having low flush WC, hand basin with vanity mirror with light, tiling to splashback areas and wooden flooring.

**LANDING** With useful laundry storage and housing the hot water cylinder.







**BEDROOM ONE** A lovely spacious main bedroom with window to the rear elevation, modern light grey laminate flooring, inset ceiling downlighters, and door to :-

**EN SUITE SHOWER ROOM** A luxuriously fitted modern shower room with full height tiling and tiled floor, large walk in shower with waterfall shower head and additional hand held shower attachment, low flush WC, oversized wash basin with shaver point and vanity mirror, extractor fan and ladder style radiator.

**BEDROOM TWO** Fitted with a range of bedroom furniture and window to rear elevation.

**BEDROOM THREE** A single bedroom with useful built in storage and window to front elevation.

**FAMILY BATHROOM** A beautifully fitted modern family bathroom with full height tiling to walls and floor comprising oval tub style bath with mixer tap and hand held shower attachment, oversized hand basin with mixer tap and vanity mirror over, low flush WC, useful storage cupboard, extractor fan and window to front elevation. Inset downlighters and ladder style radiator.



**GARAGE AND PARKING** Attached to the property is a single garage with a parking space directly in front, together with an additional allocated space opposite the property.

**LOW MAINTENANCE REAR GARDEN** A pretty paved and private rear garden and within earshot of Henley's lovely church bells. A small summer house is also included in the sale.

**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, and a local doctor's surgery a short walk away. There are beautiful walks in and around Henley and close enough to bigger towns for even more choice of shops and eating places.

#### 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. There is a service charge as Back Lane is a private road, this figure is yet to be confirmed.

**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** A copy is available from our office if required.

**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.

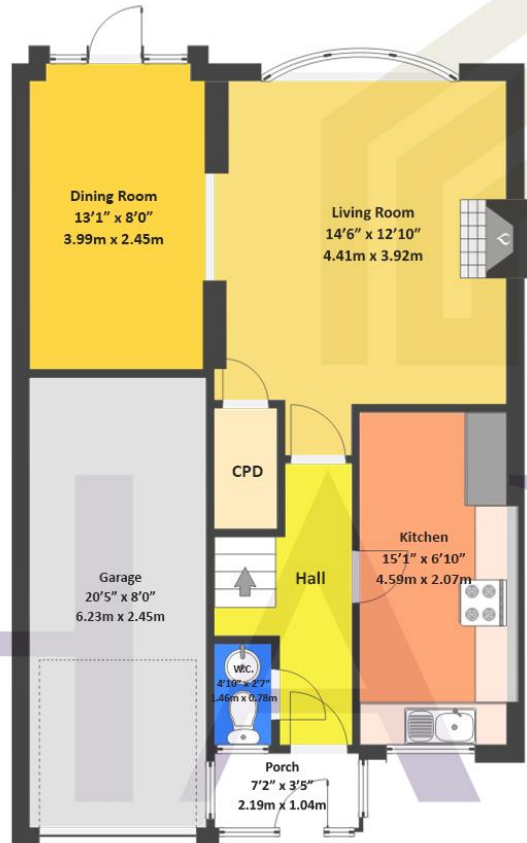




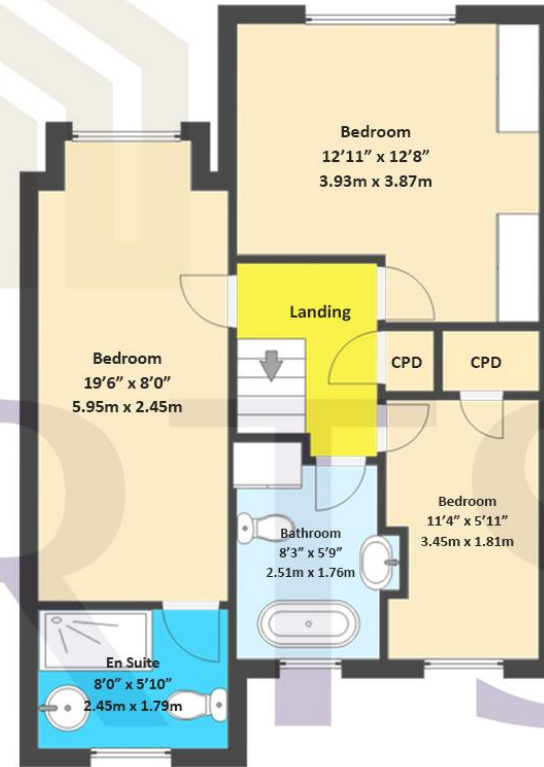


Total Living Area 100.81 square metres / 1085 square feet (excluding garage)

### Ground Floor



### First Floor



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