




HARTS
AGENTS FOR FINE HOMES

**Hillside, Chestnut Walk, Henley in Arden
B95 5JN**

**Guide Price
£575,000**



'Hillside' is a superbly situated traditional semi-detached family home ideal for those wanting to be close to Henley High St and nearby facilities. With a large garden, parking and garaging, this home really must be viewed to fully appreciate what's on offer. The already extended vaulted breakfast kitchen to the rear of the property is certainly a great feature of this superb home and still has available space to the side to extend further should the new owners want more accommodation (STPP).

Presented tastefully throughout, this lovely home is ready for the next family to move in and unpack.

LOCATION 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 choices of shops and eating places.

APPROACH Chestnut Walk is a small cul-de-sac a short walk away from the busy High St in Henley in Arden. The property is set back from the lane behind a double width drive, with access to the side and composite front door.

HALLWAY A welcoming hallway which gives access to the downstairs accommodation and stairs rising to the first floor.

LIVING ROOM The front living room which is Easterly facing has the benefit of morning sunshine from the bay window overlooking the driveway, door to hallway and open doorway through to the dining room.

'L' SHAPED DINING ROOM WITH STUDY AREA A well-proportioned 'L' shaped dining room offers space for a good sized dining table and an area ideal for study. With feature pine fire surround with log burner, sliding patio doors with access to the rear of the property, understairs storage cupboard, and window to side elevation.





DOWNSTAIRS WC With low flush WC and wash basin, cupboard housing the two year old combi boiler.

EXTENDED VAULTED BREAKFAST KITCHEN This beautifully extended vaulted breakfast kitchen needs to be viewed in person to fully appreciate the great space it offers. Fitted with a range of 'Shaker' style eye and base level units with soft close drawers and matching open shelving, granite work surfaces and feature Belfast sink with mixer tap over. With a Belling Classic range cooker and extractor fan over, integrated Smeg dishwasher, integrated Beko washing machine and a useful breakfast bar for informal dining. With tiling to floor, inset downlighters, windows to side elevation and French doors leading out to the rear garden.

LANDING With pull down ladder to partly boarded loft space and doors to the upstairs accommodation.

BEDROOM ONE A well-proportioned, bright and airy double bedroom with window to front elevation and inset downlighters.

BEDROOM TWO A second double bedroom with window to rear elevation with useful storage cupboard.

BEDROOM THREE A good size single bedroom with window overlooking the rear garden.



FAMILY BATHROOM Fitted with a white suite comprising low flush WC, hand basin, panelled bath with hand-held shower attachment, window to side elevation and tiling to splashback areas.

REAR GARAGE The timber tandem garage with power and lighting, together with parking space is right at the bottom of the garden and has gated access which leads onto Bear Lane.

WESTERLY FACING GARDEN With a paved side area ideal for storage and with access to the driveway. A patio lies directly outside the breakfast kitchen so perfect for al fresco dining, a small gate and steps lead to a long private lawned garden surrounded by mature hedging, trees and shrubs, and having the benefit of a large timber shed for garden storage. The garden is currently lawned so a blank canvass for the next owners to put their own mark on the outside space. Whether it be for children to play, growing fruit and veg, or to enhance further with additional herbaceous borders and flower beds.



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 and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. 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 Internal Accommodation 105.95 square metres / 1140 square feet

Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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