





We are delighted to offer for sale this well-proportioned three bedroom family home just a short stroll from Henley High Street. This super home has a bright and airy layout, perfect for today's modern family and offers a secure and private rear garden and plenty of driveway parking. The open-plan dining kitchen to the rear of the property is a particular feature, offering not only space to dine and entertain but an area for comfy furniture next to the double sided fireplace. We really recommend an early viewing to fully appreciate this super family home.

HENLEY IN ARDEN

In Warwickshire, south of Birmingham, is Henley-in-Arden, a picturesque place to reside or visit. Henley-in-Arden is best known for its variety of historic buildings, some of which 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, deli, convenience stores, public houses, fabulous schooling, 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.

In brief the property comprises :-

APPROACH The property benefits from a good size gravelled driveway which offers space for at least two cars, and side access through to the rear garden.

ENTRANCE HALLWAY A welcoming hallway with stairs rising to the first floor, doors through to :-

SITTING ROOM / SNUG A lovely cosy room with feature double sided fireplace open to the open plan kitchen diner, with wood burner on a tiled hearth and with wooden mantle over, window to rear elevation with views of the rear garden.





OPEN PLAN KITCHEN DINER / FAMILY ROOM A well proportioned family room with enough space for not only a good size dining table and chairs but also for comfy lounge furniture. The kitchen area is fitted with a range of grey modern eye and base level units and drawers with wooden work surfaces over, open book shelving, ceramic sink and drainer with mixer tap over, mosaic style tiling to splashback areas, integrated range style electric oven and gas hob with extractor over, space and plumbing for undercounter fridge and dishwasher, useful breakfast bar, windows to both front and rear elevation as well as French doors opening into the rear garden. Door to :-

UTILITY ROOM / DOWNSTAIRS WC With window to front elevation, fitted with a white suite comprising low flush WC and hand basin, tiling to splashback areas, small utility area with space and plumbing for under counter washing machine and tumble dryer, storage cupboard and housing the combi boiler so easily accessible.

ON THE FIRST FLOOR The landing gives access to the loft space and handy shelved linen store.

MAIN BEDROOM A generous main bedroom with two windows to the rear elevation giving views of the rear garden and fitted with a range of built-in wardrobes to one wall.

BEDROOM TWO Another good size double bedroom with window to rear elevation.

BEDROOM THREE A large single bedroom with window to the front elevation.



FAMILY BATHROOM Being fully tiled and fitted with lovely white suite comprising low flush WC, hand basin, panelled bath with fixed shower attachment above, concertina shower screen, window to front elevation.

EASTERLY FACING REAR GARDEN A private and secure Easterly facing rear garden with lawned areas, mature shrubs, garden shed, patio areas and with a feature hand crafted pizza oven ideal for entertaining friends and family. Benefitting from side access to the front driveway.

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 C

ENERGY PERFORMANCE CERTIFICATE RATING: TBC 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.

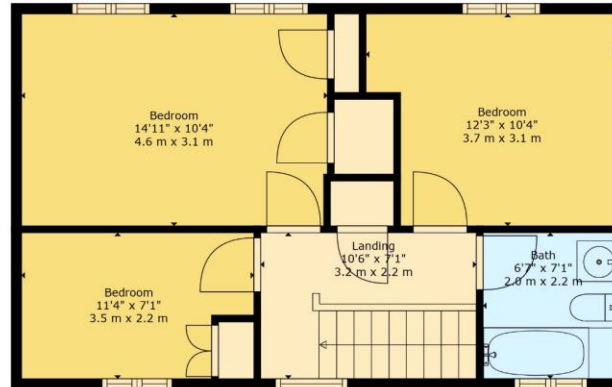
MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



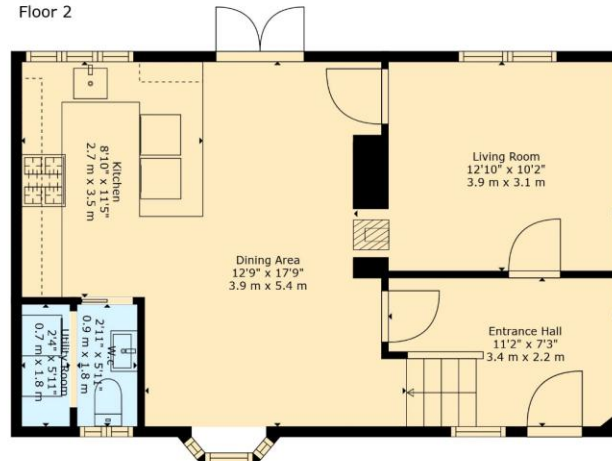




62 Arden Road
Henley-in-Arden
B95 5LH



Floor 2



Floor 1

TOTAL: 1032 sq. ft, 96 m2

FLOOR 1: 516 sq. ft, 48 m2, FLOOR 2: 516 sq. ft, 48 m2

EXCLUDED AREAS: BAY WINDOW: 5 sq. ft, 0 m2, WALLS: 94 sq. ft, 8 m2

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EPC TO FOLLOW