





This is a fabulous opportunity to purchase a brand new three bedroom detached home, situated in Henley in Arden, and within walking of Henley in Arden's High Street, with its excellent selection of restaurants, cafes and shops.

In more detail the property comprises:-

On the ground floor - Entrance hall with guest cloakroom, door leading through to a large kitchen breakfast family room with a bespoke kitchen from Rugby Fitted Kitchens, separate living room, a study/bedroom four and utility room.

On the first floor, the excellent principal bedroom has an ensuite shower room, two further bedrooms and family bathroom.

This spacious home benefits from an excellent driveway, providing parking for at least three cars and also benefits from a generous rear garden.

### Specification

Bespoke fitted kitchen from Rugby Fitted Kitchens with stone worktops and integrated appliances to include

Oven

Combi microwave/grill

Induction hob with downdraft extractor

Integrated fridge/freezer

Integrated dishwasher

Separate utility with space for washer dryer





Underfloor heating on the ground floor and radiators on the first powered by a gas boiler

Karndean flooring to the hall, kitchen dining area

Fitted carpets to the living room, study, stairs landing and bedrooms

Oak staircase

Oak internal doors

Bifold doors and Lantern roof to the kitchen dining area

Bifold doors to the living room

Contemporary bathroom suites with wall and floor tiles from Porcelanosa



## 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:** TBC

**Energy Performance Rating:** TBC

**Viewings:** 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.

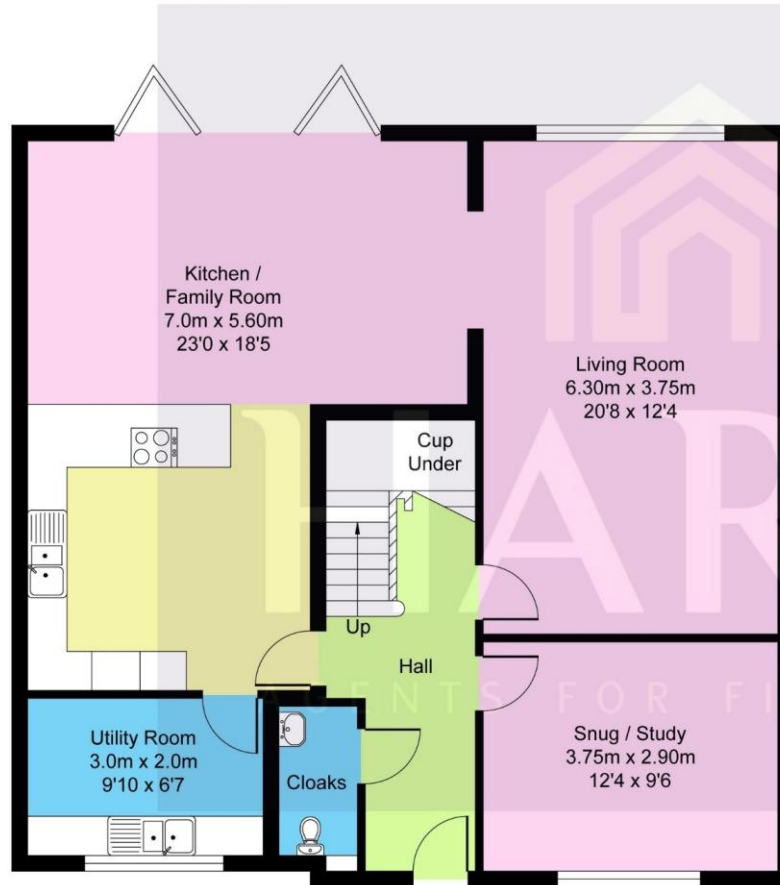




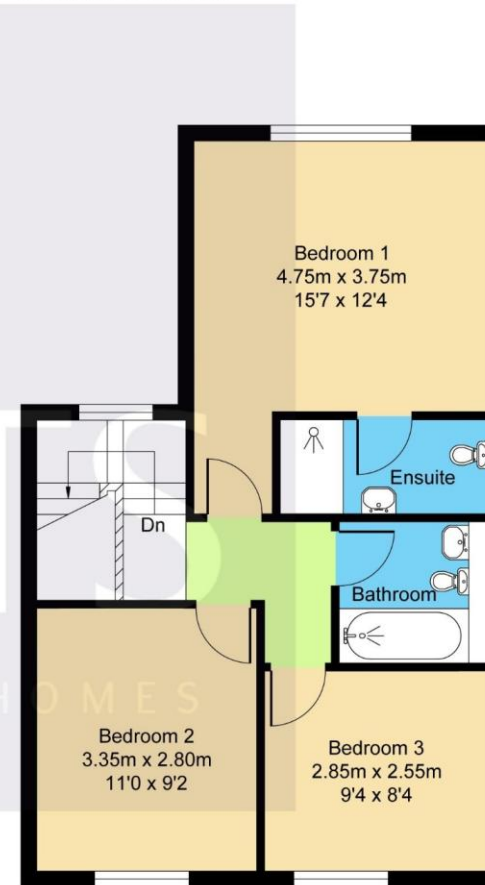


Chingley Bank Henley in Arden  
Main House Area 1446.88 square feet

Ground Floor



First Floor



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