





Harts is happy to launch to market this extended, five bedroom family home in the popular Brook End Drive in Henley in Arden which benefits from sitting in a corner, private plot. This well-proportioned home offers modern open plan areas to meet the needs of a large family, as well as offering even more potential to enhance some areas further.

1 Brook End Drive sits in a larger than average corner plot surrounded by mature trees and large shrubs making this a very private and pretty garden. The current owners have lived in the property for well over 20 years and have extended in recent years to adapt the home more in line with today's modern style of living. There are areas of the home which still have lots of potential to enhance further to suit the new owner's taste, as well as the original kitchen diner which has lots of potential to utilise as a separate living area for the extended family or even a home office with it's own facilities.

In our opinion, this home offers lots of flexibility and plenty of accommodation in a very sought after location.

In brief the property comprises:-

APPROACH The property is approached over a driveway parking area and pretty front garden to the front door and with access to the garage.

ENCLOSED PORCH With space for coat and shoe storage.

RECEPTION HALL With stairs rising to the first floor landing, useful storage cupboard and doors to:-

GUEST CLOAKROOM Being part tiled and with low flush WC, vanity wash basin.

LIVING ROOM A dual aspect living room with windows to front and side elevations, feature real fire with stone fireplace, door to hallway and door to :-

FABULOUS OPEN PLAN KITCHEN/DINING/FAMILY ROOM Extended by the current owner in recent years, this fabulous addition make a great space for entertaining friends and family due to its size and modern layout. The kitchen area is fitted with a range of good quality modern eye and base level units and drawers with complimentary work surfaces over, a large central island with units beneath and breakfast bar, integrated full height fridge and freezer, built-in dishwasher, two plate Aga set into an inglenook style surround, integrated washing machine, stainless steel sink with Quooker tap over. There is a well proportioned family area as well as space for a large table and chairs right next to the bi-folding doors which when open brings the garden right into the dining space.





SECOND KITCHEN DINER Once the original kitchen diner before the extension, this room offers lots of versatility and gives the new owners potential to put their mark on this part of the property. Whether it be a useful office space with it's own kitchen, or an additional snug or play room as it has easy access to the rear garden.

UTILITY ROOM With space and plumbing for washing machine and large sink ideal for cleaning our furry family pets, door to rear garden.

FIRST FLOOR LANDING With loft access and useful linen store.

MAIN BEDROOM Window to front elevation overlooking the front garden, range of fitted bedroom furniture which houses hanging space and drawers. Door to :-

EN SUITE A lovely modern en suite comprising panelled bath with mains fed shower over, low flush WC, vanity wash basin, tiling to full height and window to rear elevation.

FAMILY BATHROOM Being fully tiled and fitted with a modern white suite comprising panelled bath, low flush WC, pedestal wash basin, corner shower with mains fed shower over and window to rear elevation.

BEDROOM (REAR) A double bedroom with window to rear elevation overlooking the garden.

BEDROOM (FRONT) Double bedroom with built in wardrobes and window to the front elevation.

BEDROOM (REAR) Double bedroom with loft access and door to :-

JACK AND JILL SHOWER ROOM Being fully tiled and comprising built in vanity wash basin with storage beneath, low flush WC, shower cubicle with mains fed shower over and window to side elevation.



BEDROOM (FRONT) A double bedroom with access to the Jack and Jill shower room and with window to front elevation.

GARAGE AND DRIVEWAY PARKING The front of the property offers driveway parking and access into the garage which has electric up and over door, light and power.

PRIVATE WRAP AROUND REAR GARDEN A well-proportioned, wrap around, and private rear garden surrounded by mature trees and well established shrubs,. high hedging and herbaceous borders. Being mainly laid to lawn with paved terraced areas with direct access into the open plan kitchen so perfect to entertaining family and friends. Tucked away to the side are useful vegetable beds all ready for growing your own and useful garden shed and side access to the front of the property.



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 F

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.

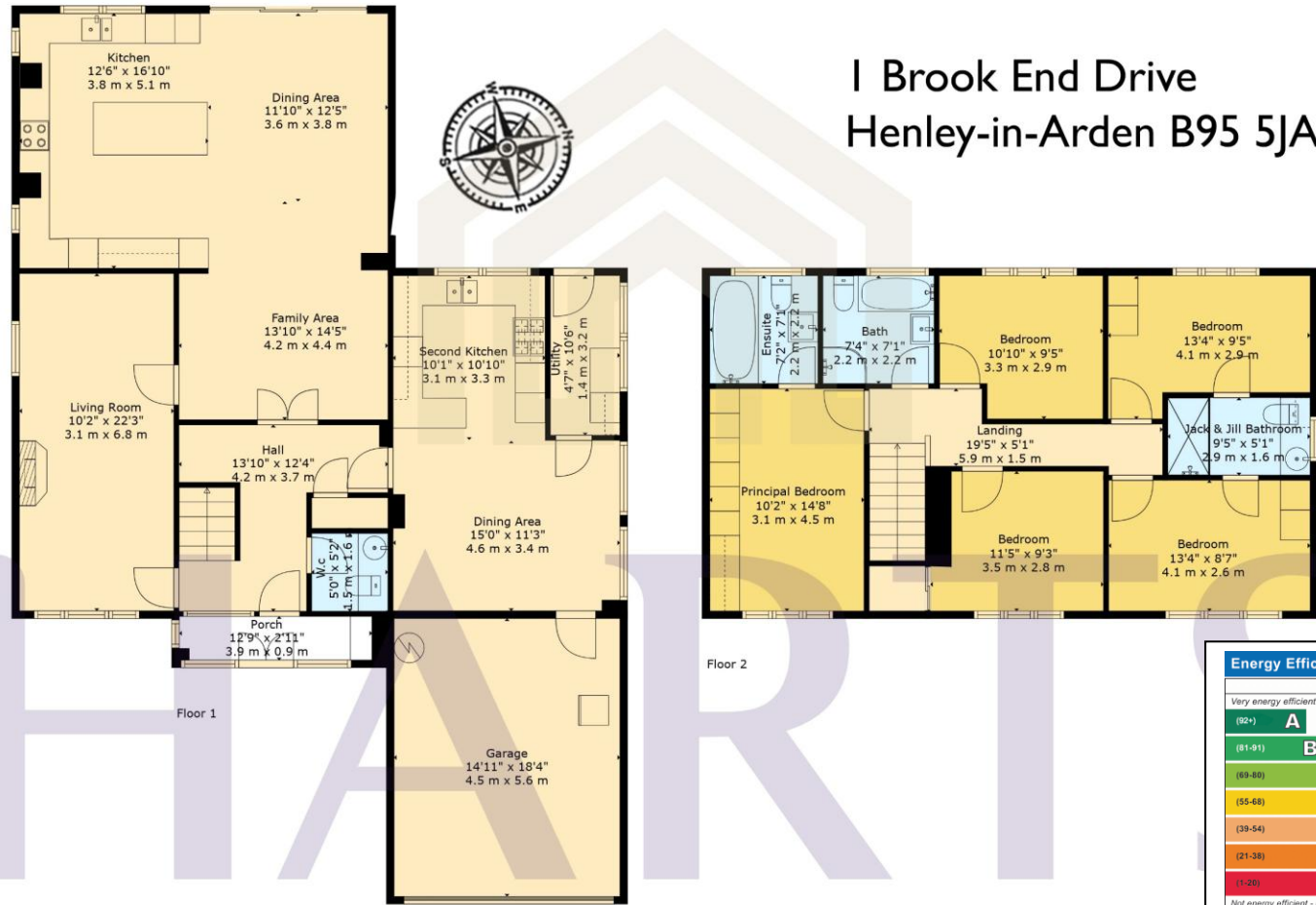
MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







I Brook End Drive Henley-in-Arden B95 5JA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	65	
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		78
		EU Directive 2002/91/EC

TOTAL: 2219 sq. ft, 206 m2

FLOOR 1: 1342 sq. ft, 125 m2, FLOOR 2: 877 sq. ft, 81 m2

EXCLUDED AREAS: GARAGE: 273 sq. ft, 25 m2, WALLS: 171 sq. ft, 16 m2

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