



14 Brook End Drive, Henley in Arden  
B95 5JA

Guide Price  
£695,000







Harts are delighted to offer for sale this spacious four bedroom detached residence in one of Henley's most sought after roads. The property not only has plenty of potential to reconfigure the current home, but benefits from bright, good size rooms, a pretty rear garden and plenty of driveway parking.

OFFERED FOR SALE WITH NO CHAIN.

**APPROACH** The property is set back from the road behind a large expanse of driveway and pretty lawned area. Access to both sides of the property, garage and enclosed porch.

**ENTRANCE PORCH**

**RECEPTION HALLWAY** A spacious entrance hall with stairs rising to the first floor, understairs storage and doors leading off to:-

**DUAL ASPECT LIVING / DINING ROOM** A bright dual aspect living / dining room with window to front elevation and sliding patio doors at the rear, feature fireplace with coal-effect gas fire.

**SUN ROOM / SNUG** An inviting and pleasant room with sliding patio doors giving access out into the rear garden. Door to kitchen.

**GUEST CLOAKROOM** Fitted with a white suite comprising low flush WC and pedestal hand basin, window to side elevation.

**BREAKFAST KITCHEN** Fitted with a range of eye and base level units and drawers with complementary work surfaces over, stainless steel sink and drainer with mixer tap, cupboard housing the Baxi boiler, fitted country style dresser with glass front display areas and drawers. Integrated electric oven and separate grill with extractor over, space for upright fridge freezer, windows to both side and rear elevations, space for breakfast table and chairs. Access into :-

**UTILITY / BOOT ROOM** With plumbing and space for dishwasher, washing machine and tumble dryer. Two brick stores and door to the covered side area / car port.

**ON THE FIRST FLOOR**







**BEDROOM** A bright and airy double bedroom with window to front elevation.

**BEDROOM** Double bedroom with window to the front elevation and useful storage wardrobes with mirrored sliding doors.

**BEDROOM** A further good size bedroom with window overlooking the rear garden.

**FAMILY BATHROOM** Situated at the rear of the property with window to rear, being fully tiled with fitted with shower cubicle with mains fed shower, pedestal wash basin, low flush WC, panelled bath and small storage cupboard.

**BEDROOM** Double bedroom with window to rear elevation.

**SHOWER ROOM** Fitted with a white suite comprising low flush WC, wash basin fitted into a vanity unit with storage, shower cubicle with mains fed shower.

**CAR PORT AND GARAGE** With electric roller door to front and pedestrian access door to the side, with light and power. To the side of the garage is a very useful car port ideal for additional external storage or for secure parking.

**EASTERLY FACING REAR GARDEN** A private and well maintained rear garden being mainly laid to lawn with a wide paved terrace to the rear of the property. Steps lead down the garden alongside mature herbaceous flower beds and shrubs to a further seating area as well as a pretty timber corner pergola ideal for al fresco dining. The garden also benefits from a sizable greenhouse and a covered storage area ideal for garden tools. The garden is surrounded by mature trees and shrubs giving lots of privacy.



## 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:** 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.



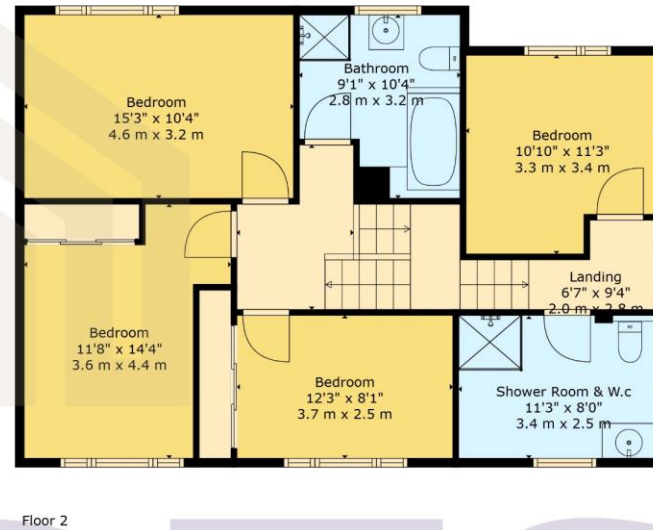
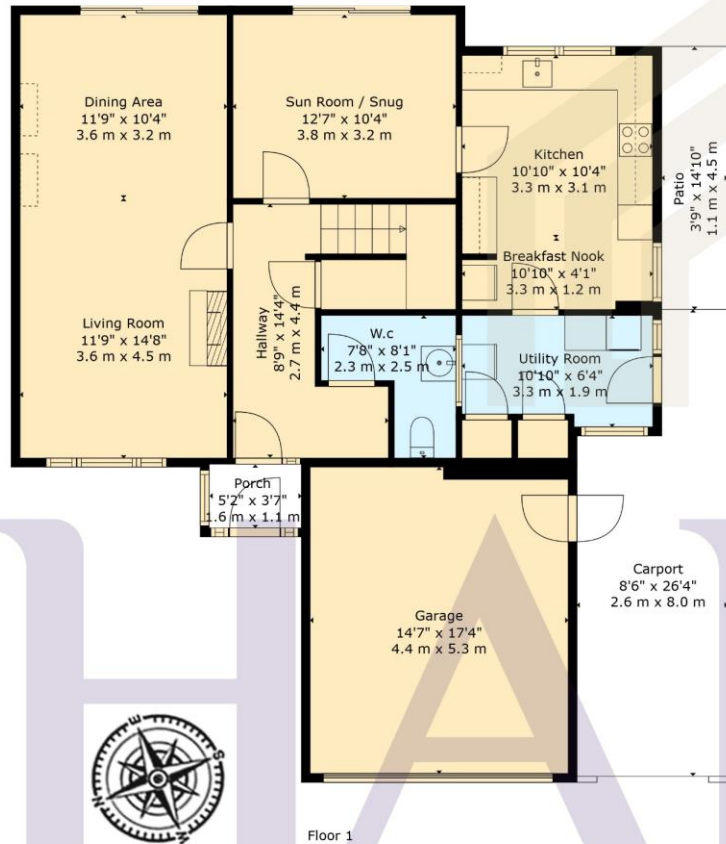












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EPC graph to follow

**TOTAL: 1737 sq. ft, 161 m<sup>2</sup>**

FLOOR 1: 865 sq. ft, 80 m<sup>2</sup>, FLOOR 2: 872 sq. ft, 81 m<sup>2</sup>

EXCLUDED AREAS: GARAGE: 253 sq. ft, 23 m<sup>2</sup>, PORCH: 19 sq. ft, 2 m<sup>2</sup>, PATIO: 55 sq. ft, 5 m<sup>2</sup>,

CARPORT: 190 sq. ft, 18 m<sup>2</sup>

WALLS: 150 sq. ft, 15 m<sup>2</sup>

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