



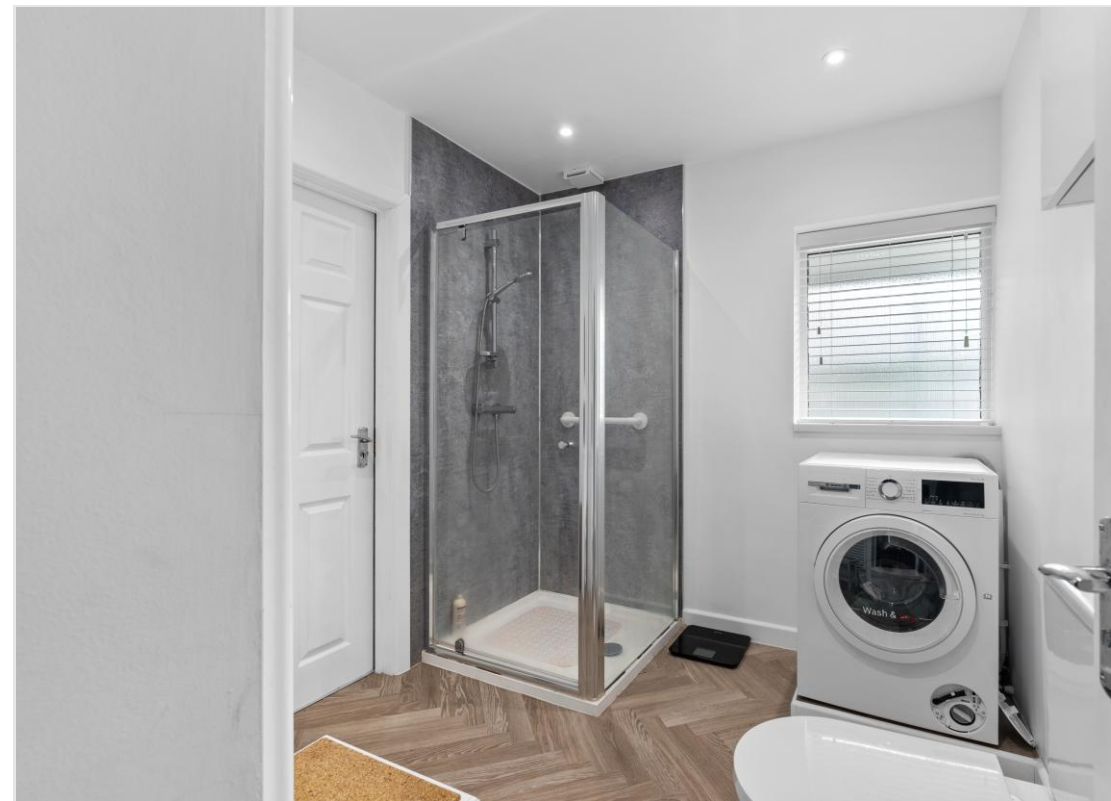


Situated in the highly sought-after Brook End Drive, this spacious three-bedroom, two-bathroom semi-detached family home in Henley in Arden offers a perfect blend of comfort, versatility, and location. Boasting bright and well-proportioned living spaces, the property features an 'L' shaped living room, a conservatory overlooking the private rear garden, and flexible ground floor accommodation ideal for modern family life. Additional benefits include a downstairs shower room, a generous study area or playroom, ample driveway parking, and a small garage, making this home an excellent choice for growing families or anyone seeking a peaceful yet convenient lifestyle.

Henley in Arden is renowned for its charming, historic atmosphere combined with easy access to a host of local amenities including boutique shops, cafes, and reputable primary and secondary schools. The property's location on Brook End Drive is particularly advantageous for commuters, with nearby bus and train links providing straightforward journeys to Birmingham and Stratford-upon-Avon. Families will appreciate the safe, friendly surroundings and the convenience of being within walking distance of the High Street, parks, and recreational facilities.

Upon entering the home, you are welcomed into a bright and useful porch leading to a generous hallway which lends itself to be utilised as a children's play area or home office leading through to a versatile ground floor layout. The 'L' shaped living room features large windows that fill the space with natural light, creating a warm and inviting atmosphere ideal for relaxation or entertaining guests. A well proportioned conservatory which is open from the kitchen, offers a tranquil view of the private rear garden and serves as a convenient dining area, and is equally as perfect as a sun lounge.

The kitchen, thoughtfully designed for functionality, offers ample storage and workspace, catering ideally to family meals and daily routines. The ground floor is completed with a practical shower room, adding convenience for guests and family alike. Upstairs, the principal bedroom is well proportioned and benefits from generous natural light and built-in storage. Two further good-sized bedrooms provide comfortable sleeping accommodation, while the family bathroom serves these rooms. Throughout the property, neutral decor and practical fixtures create a space ready for the new owner to personalise and enjoy.





The private Westerly facing rear garden is an attractive feature of the home, designed for both family fun and outdoor entertaining. It offers a safe and enclosed environment for children and pets, with plenty of space for gardening or relaxing in the sunshine. To the front, the driveway offers ample parking space alongside the single garage, providing practical and secure storage solutions.

The current owners have fully updated all the essential services including electrics, roof insulation as well as new rubber lining on the flat roof area, a new gas boiler, and new white goods. Overall, 45 Brook End Drive represents an excellent opportunity to acquire a spacious, flexible family home in a desirable and convenient location. Its blend of bright living spaces, functional layout, and easy access to local amenities make it a property well worth viewing. Whether you are looking for a comfortable family residence or a home with scope to tailor to your needs, this semi-detached house offers everything required for comfortable modern living in the heart of Henley in Arden.

#### 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.





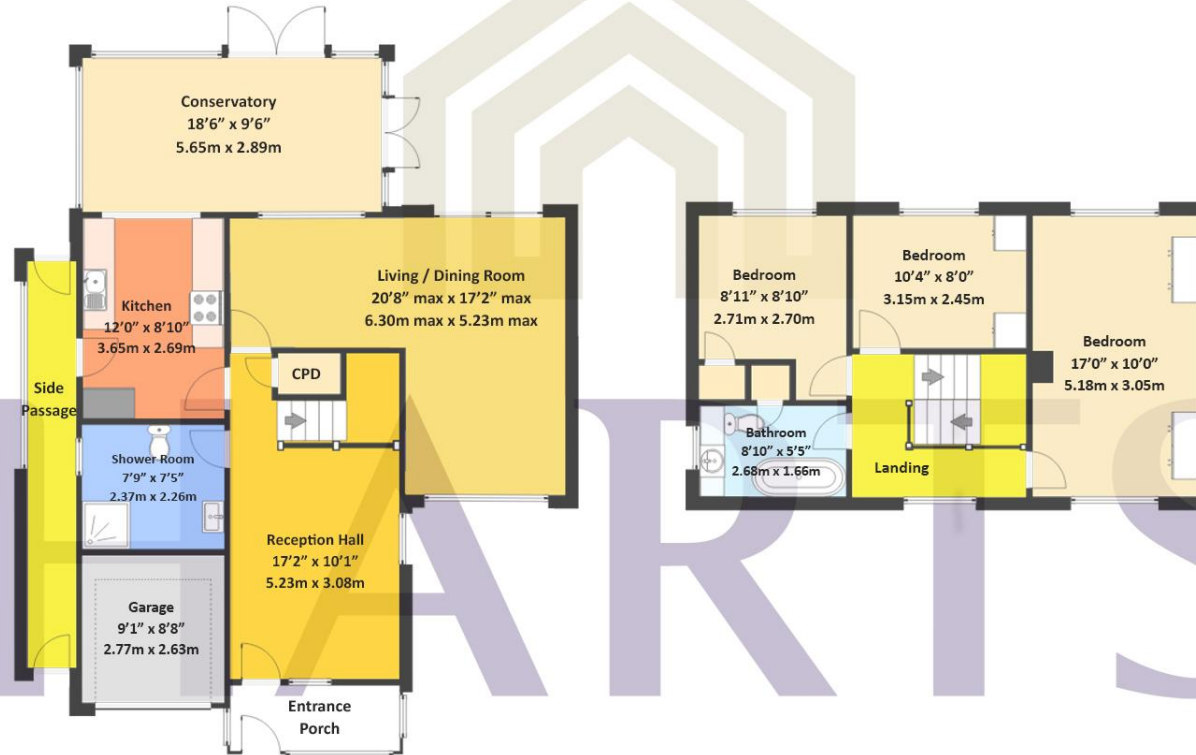


Internal Living Area 1,448 square feet / 134.50 square metres



Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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