



28 Riverside Gardens, Henley in Arden  
B95 5JX

Guide Price  
£335,000



This charming two-bedroom semi-detached bungalow offers convenient one-level living in a highly sought-after location. Boasting a dual aspect living room with a feature brick fireplace, a fitted kitchen, two double bedrooms, and a fully tiled shower room, this delightful home also benefits from a conservatory that opens onto a well-maintained, south-facing rear garden. With allocated parking and a covered side area perfect for additional storage, it's an ideal property for those looking to downsize and settle into a peaceful yet accessible neighbourhood.

The property offers lots of scope to enhance and modernise throughout to suit the buyers needs and tastes.

Situated close to an array of local amenities, this property enjoys a prime spot within a friendly community. Residents will appreciate easy access to shops, cafes, and essential services, whilst the local parks and river walks are just a short stroll away. Excellent transport links, including a good motorway network and train services connect you to larger towns and cities.

Step inside to the cosy living room, a well proportioned reception room featuring dual aspect windows that flood the room with natural light. The focal point is a charming feature brick fireplace, adding warmth and character. The conservatory provides a delightful second reception room with direct access to the private garden, creating an ideal spot for morning coffee, dining or entertaining guests.

The fitted kitchen is well-appointed with simple storage and work surfaces to accommodate all your culinary needs and has lots of potential to update to create a more modern cooking space. It offers a practical layout with easy access to both the living areas.

Both bedrooms are comfortable double rooms, filled with natural light through well-placed windows. They offer versatile spaces suitable for accommodation visiting friends or family, or even a home office, depending on your needs. The fully tiled shower room complements the bedrooms, perfectly functional for everyday use.





Accessed from both front and rear gardens, the side covered space is perfect for additional storage or a utility area, ensuring the home remains tidy and organised.

Outside, the highlight is the beautifully maintained lawned garden to the rear, which enjoys a sunny southern aspect. It provides a private and peaceful retreat, ideal for gardening enthusiasts or outdoor relaxation. The property has an allocated parking space close to the bungalow.

Overall, this delightful bungalow set in this quiet area of Henley in Arden, provides a super home with lots of potential to upgrade and ideal for those downsizers who require one level living in a fabulous market town.

#### 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.

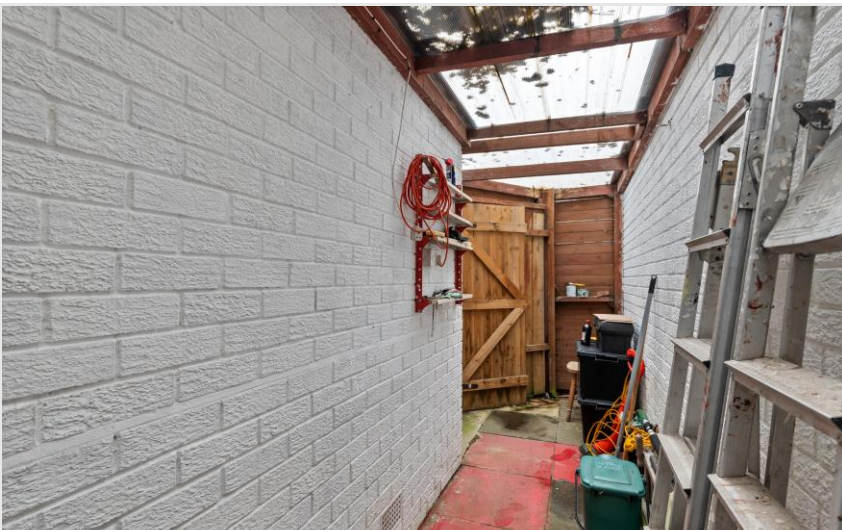
**COUNCIL TAX:** We understand to lie in Band C

**ENERGY PERFORMANCE CERTIFICATE RATING:** 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. 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.



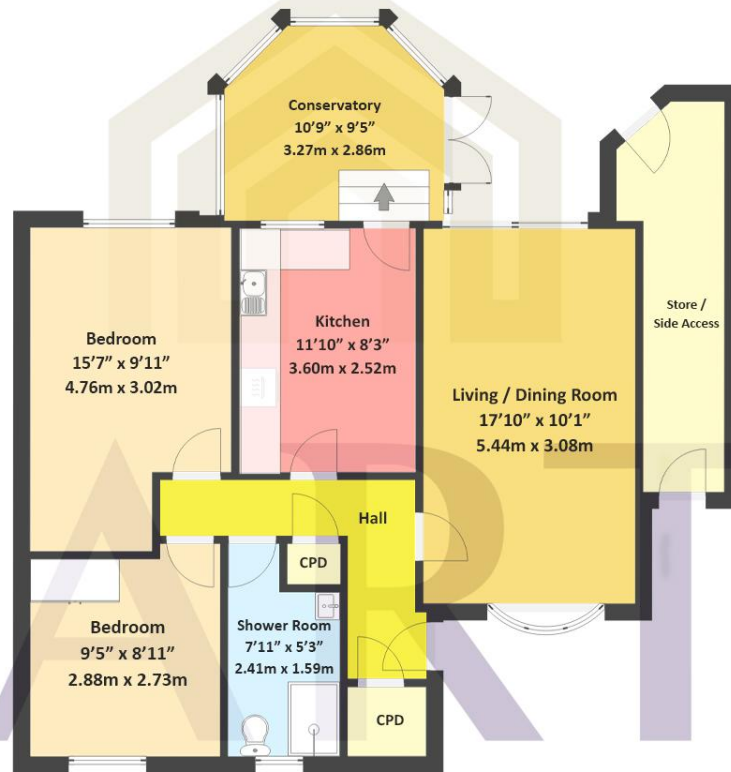




Internal Living Area 795 square feet / 73.88 square metres



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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