





Harts are delighted to present this spacious three-bedroom detached bungalow situated in one of the most sought-after roads in the popular market town of Henley in Arden. Offering comfortable, well-proportioned, single-level living, this property presents a fantastic opportunity for buyers looking to create a bespoke home tailored to their own tastes and style. With the benefit of a private, mature west-facing garden, a single garage and driveway parking, and no onward chain, this charming bungalow is ideally positioned for convenient and peaceful living.

Henley in Arden is renowned for its blend of historic character and vibrant amenities, set in the heart of Warwickshire. The town boasts a range of local shops, cafes, traditional pubs, and weekly markets along the picturesque High Street, all within a short stroll of the property. Excellent transport links to Stratford-upon-Avon, Birmingham, and the surrounding area make it an appealing location for commuters and families alike, while the nearby countryside provides ample opportunities for leisure and outdoor pursuits.

Step inside the bungalow and you are welcomed into a central dining hall that perfectly balances functionality with generous living space, making it the heart of the home. The kitchen benefits from a handy pantry for extra storage and features direct access to a covered side area, ideal for practical use and additional sheltered outdoor space along with the separate WC. The extended living room is a particular highlight, providing a light-filled and spacious area where you can relax or entertain, with large windows and access out to the rear garden.

The property includes a shower room, three good-sized bedrooms, each offering flexible accommodation possibilities suitable for visiting family, or home office use. Although the home is in need of some updating and modernising, this will enable the next owners to put their own stamp on the property and enhance its considerable potential.





Outside, the west-facing rear garden is private and mature, providing a tranquil space to enjoy the sunshine and relax in a peaceful setting. The single garage benefits from an electric garage door, and driveway parking cater well for practical day-to-day living, ensuring ample space for vehicles and storage.

This bungalow represents a rare chance to acquire a charming home with lots of potential, on a desirable street with excellent amenities on the doorstep and the flexibility to personalise and modernise ahead.

Offered with no onward chain, this property is an ideal opportunity for those seeking a spacious, adaptable bungalow in Henley in Arden. Early viewing is highly recommended to fully appreciate the potential and generous proportions on offer.

### 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

**FIXTURES AND FITTINGS:** Those items mentioned in these sales particulars will be included in the sale, others, if any may be purchased under separate negotiation. Please ask.

**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 1,337 square feet / 124.20 square metres (excluding garage)

## Ground Floor



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 68                      | 79        |
| (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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