



Meadow Road, Henley-In-Arden B95 5LD

Guide Price £397,500

Hawkins & Patterson
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Meadow Road, Henley-In-Arden B95 5LD

Well cared for, spacious & beautifully presented 3 bedroom family home in a quiet established part of the very sought after market Town of Henley in Arden.

APPROACH

The driveway comprises herringbone brick block forecourt providing parking for up to three cars. Storm canopy above composite front door with glazed inset which opens into,

RECEPTION HALL

Fitted coir matting. With direct flight staircase to the first floor. Doors into,

SITTING ROOM

A bright dual aspect room with Upvc double glazed front window plus double French doors at the rear leading out to the garden. The room features a central chimney breast with recessed wood burning stove on a slate hearth & Oak mantelpiece. Amtico woodgrain effect flooring throughout.

DINING ROOM

With flooring as just described. Upvc double glazed window allowing for plenty of natural light.. Central chimney breast with adjacent bespoke low level cupboards either side & shelving.

GALLEY KITCHEN

A range of "Shaker" style units with floor cupboards under Beech Butchers block laminate worktop. Enamel sink & drainer with mixer tap below Upvc double glazed window, overlooking the garden. Inset halogen hob with double oven below. Recess with plumbing for dish washer & washing machine. Space for freestanding fridge/freezer. Cupboard housing Combi boiler. Three further wall cupboards. Part glazed composite side door to covered passage.





APPROACH

BEDROOM ONE (front)

A generous bedroom with ample built in storage including a four section part mirror fronted sliding door wardrobe. On the opposite wall there is a separate wardrobe with five fitted drawers as well as open shelving.

The staircase, landing & bedroom benefits from being recently re-carpeted.

BEDROOM TWO (Front)

Another comfortable, generous double bedroom.

BEDROOM THREE (Rear)

A decent small double room or home office with bespoke high level shelving made from reclaimed wood.

BATHROOM

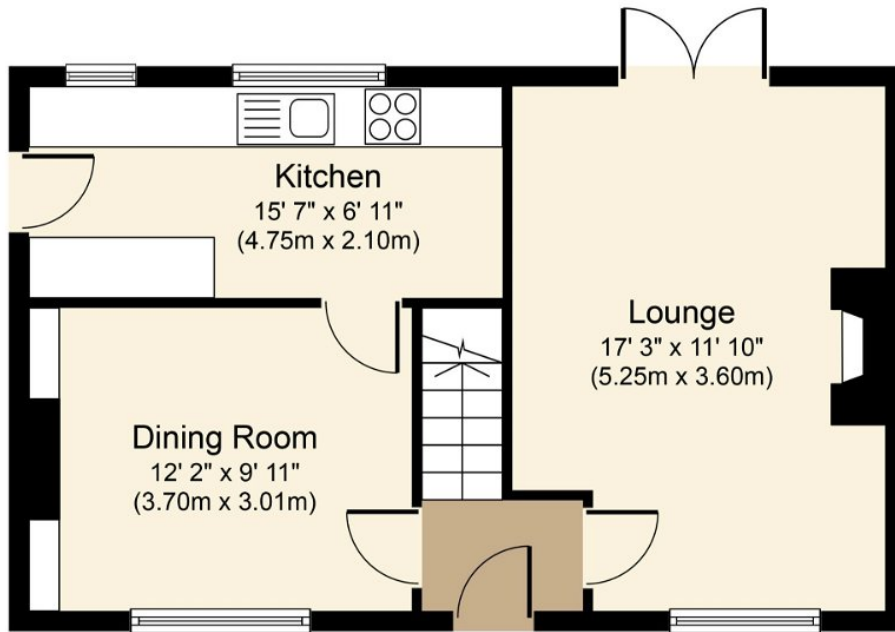
Modern family bathroom finished to a high standard. With tile effect vinyl flooring. Bath with glass side screen, rain head shower & hand held shower. One piece wash basin & mixer tap above twin drawer storage. Dual flush WC. Upvc double glazed window with privacy glass. Downlight & extractor.



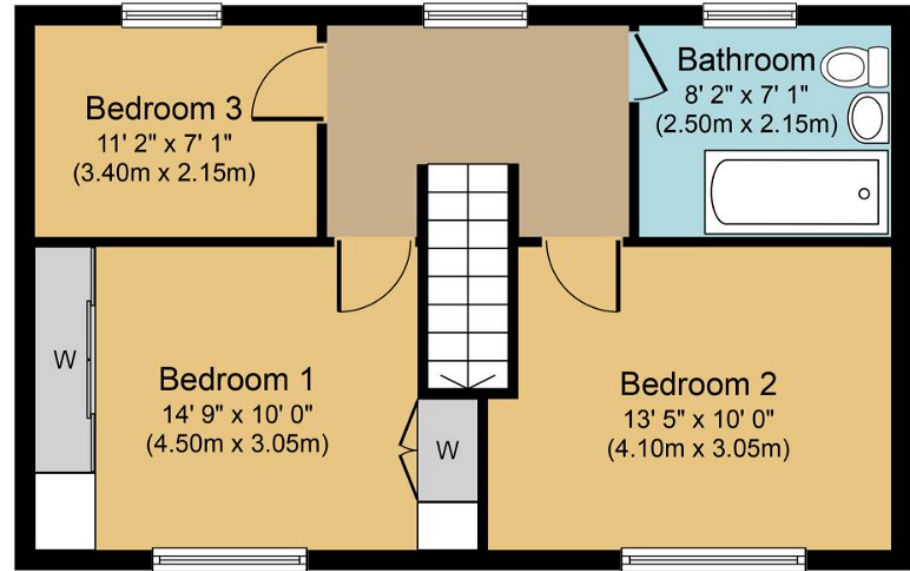
GARDEN

Gated side access lead into full width deep patio edged with low level ornamental fencing. Central brick block footpath with lawn either side leading to a further barbecue area. Timber shed. Fully fenced boundaries.





Ground Floor
Approximate Floor Area
477 sq. ft.
(44.3 sq. m.)



First Floor
Approximate Floor Area
477 sq. ft.
(44.3 sq. m.)

Approx. Gross Internal Floor Area 953 sq. ft. (88.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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