



Prince Harry Road, Henley-In-Arden B95 5DD

£335,000

**Hawkins & Patterson**  
ESTATE AGENTS



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## Prince Harry Road, Henley-In-Arden B95 5DD

A well kept, bright, easy to live in detached home with parking for two cars. Set on a popular road close to the riverside park & the High Street.

This beautifully presented house is a short stroll from the charming High Street. Henley in Arden is a picturesque, historic market town located along the A3400 some eight miles from Stratford upon Avon and eight miles from Solihull. It is well placed for quick access on to the M40 at Lapworth Hill (2 miles) which provides links to the M42, M5, M1 and M6. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within half an hour's drive. Henley in Arden contains a wide choice of local shops, doctors surgery, Inns and restaurants, including The Mount' restaurant and bar by celebrity chef - Glynn Purnell and the Black Swan by the White Brasserie (Raymond Blanc). There are also primary and secondary schooling facilities within town. Rail and bus services provide commuter links to Stratford upon Avon, Solihull and Birmingham.







## APPROACH

Driveway with parking for two cars. Front door opens into,

## DINING KITCHEN

Re-fitted with a range of contrasting coloured base & wall cupboards on three sides. Butchers block worktops with inset sink & drainer below picture window. Range cooker with stainless steel hood containing, extractor & lighting. Integrated dishwasher, washing machine & fridge/ freezer. Two glass fronted china cupboards. Side window, tiled floor. Ample space for a table & chairs.

## INNER HALL

Oak floor which extends into the living room. Recessed Worcester combi boiler.

## GUESTS WC

Tiled floor. WC with concealed cistern below obscure glazed window. Wash basin & extractor.

## LIVING ROOM

A well proportioned room with double French doors with windows either side out to the patio. Direct flight staircase to the first floor with Velux skylight on the landing.









## BEDROOM ONE (FRONT)

A generous room with a high ceiling. Four section part mirror fronted sliding wardrobe doors with internal fitments. Downlights.

## BATHROOM

Extensively tiled. Bath with glass shower screen with electric shower. Wall mounted wash basin & adjacent WC with concealed cistern. Towel rail. Velux skylight. Shaver socket & extractor.

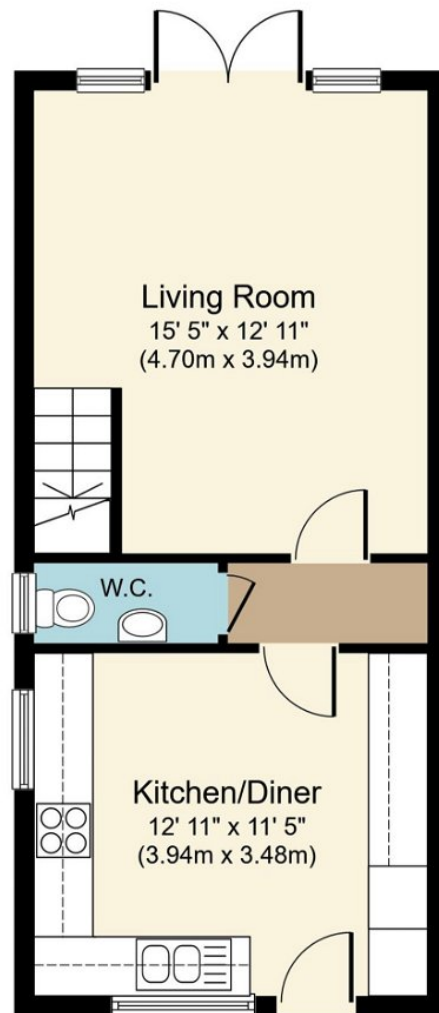
## BEDROOM TWO (REAR)

This double also with part mirror fronted sliding door wardrobes along one wall.

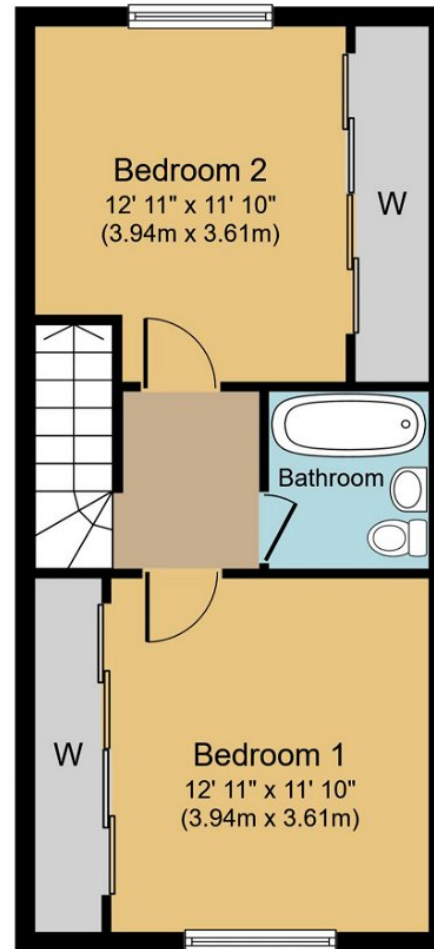
## PATIO

Fully enclosed just waiting for your pots & planters.





**Ground Floor**  
**Approximate Floor Area**  
**399 sq. ft.**  
**(37.1 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**399 sq. ft.**  
**(37.1 sq. m.)**

**Approx Gross. Internal Floor Area 798 sq. ft. (74.2 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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