

Prince Harry Road, Henley In Arden, B95 5DD

Guide Price £495,000

Hawkins & Patterson













Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Well cared for, beautifully presented 3 bedroom detached home in a quiet yet central setting. Cleverly designed internally, that uses all the space to provide a bright easy to live in low maintenance home. Private courtyard garden & 2 parking spaces.

A beautifully presented three-bedroom detached home, ideally positioned within easy walking distance of Henley-in-Arden's popular High Street. Offering stylish and well-maintained accommodation throughout, the property benefits from a modern fitted kitchen, generous living space, built in storage to all three bedrooms, off road parking for two vehicles and an attractive, low maintenance west-facing rear garden.

On approach, a block-paved driveway provides convenient parking for two cars. Inside, the accommodation opens into a welcoming hallway with access to a useful downstairs WC and storage.

The contemporary breakfast kitchen is well equipped with a range of integrated appliances, including a gas hob with extractor, double oven, dishwasher, fridge/freezer and an additional full-height freezer, together with plumbing for a washing machine.

To the rear is a spacious and comfortable lounge featuring oak flooring, a gas fireplace and French doors opening directly onto the garden, creating a pleasant connection between the indoor and outdoor living spaces.

Upstairs, the first floor landing provides access to three well proportioned bedrooms and the main bathroom. The principal bedroom comfortably accommodates a super king-size bed and benefits from fitted wardrobes. The second double bedroom also features built-in wardrobes, while bedroom three offers further fitted storage, making excellent use of the available space.

The modern family bathroom is finished with a walk-in shower enclosure, vanity wash basin and useful fitted storage. A separate landing cupboard houses the recently installed Worcester Bosch combination boiler.

Outside, the property enjoys an attractive west facing rear garden designed with ease of maintenance in mind. Predominantly laid to paved patio, the garden features raised planting areas, fenced boundaries and gated access, providing an appealing space for outdoor dining and entertaining.









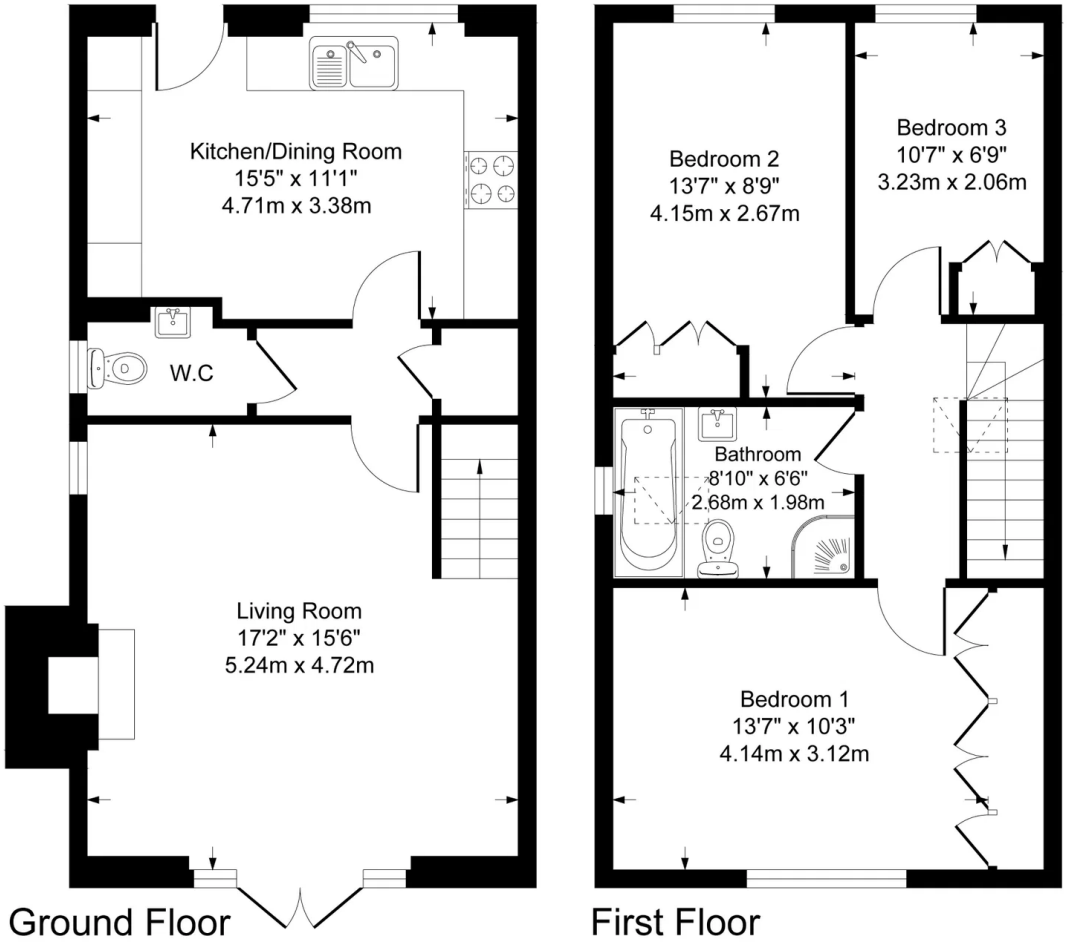


Prince Harry Road is particularly well positioned for enjoying the surrounding area, with a picturesque riverside setting and nearby park incorporating a children's play area.

Henley-in-Arden is a highly regarded Warwickshire village renowned for its characterful High Street and excellent range of local amenities, including independent shops, cafés, pubs and restaurants. The village also offers primary and secondary schooling, medical and dental facilities, together with convenient transport connections.

For commuters, Henley-in-Arden provides straightforward access to Stratford-upon-Avon, Warwick, Redditch and Alcester, while the M40, M42 and M5 place the wider Midlands within easy reach. The village railway station also offers convenient services towards Stratford-upon-Avon and Birmingham city centre.

Approximate Gross Internal Area
970 sq ft - 90 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

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