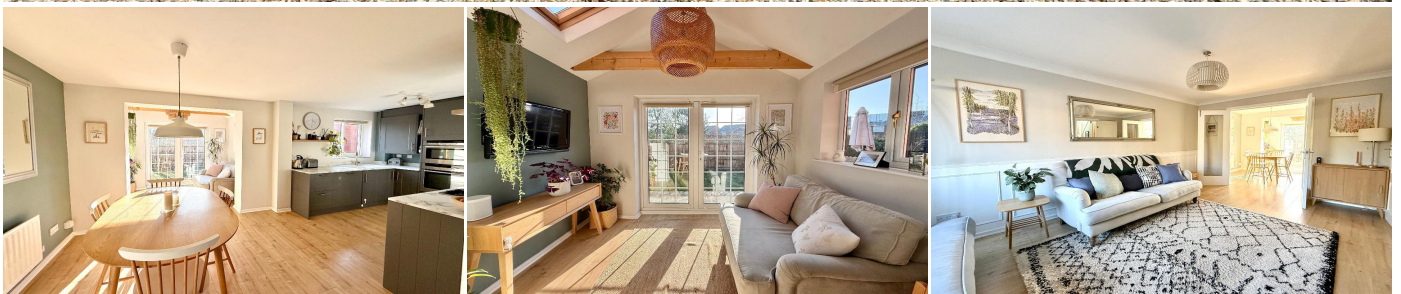


3 Bedroom Detached for Sale - £420,000  
Heron Lane, Stratford upon Avon, CV37 9EG



## KEY FEATURES

- Detached Property • Beautifully Presented • 3 Double Bedrooms • Fitted Wardrobes in All Bedrooms •
- Amazing Kitchen/Family/Dining Room • Utility Room/Boot Room • Downstairs WC • En-Suite to Main Bedroom •
- South Facing Rear Garden • Driveway for 3 Cars

## Description

This beautifully presented detached home offers a wonderful blend of comfort, style and well-planned living space, with a particularly attractive rear extension creating a fabulous heart to the home.

To the front of the property is a welcoming lounge, providing a cosy yet well-proportioned reception room. To the rear, the property opens out into a truly impressive kitchen, dining and family room, forming a superb everyday living space. The fully fitted kitchen features integrated appliances with ample space for a dining table and a relaxed seating area, and doors opening out to the rear garden, making it ideal for both entertaining and day-to-day family life.

Off the lounge, an inner hallway provides access to a downstairs WC and a useful utility / boot room, which in turn offers an external door to the side of the property and access through to the garage storage area, adding a practical element to the layout.

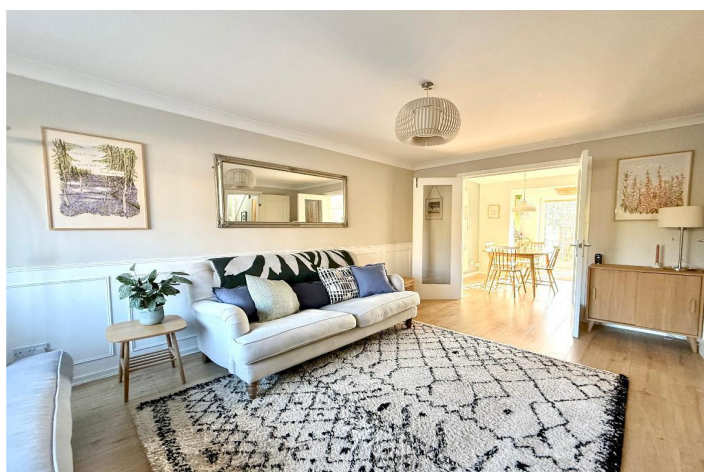
Stairs rise to the first floor landing which serves three bedrooms. The principal bedroom is a good-sized double with built-in wardrobes and an en-suite shower room. Bedroom two is another generous double, also benefitting from built-in wardrobes, while bedroom three is a generous single or smaller double, again with built-in wardrobes. A family bathroom fitted with a bath with shower over, WC and basin completes the first floor.

Outside, the south-facing rear garden is laid to lawn with attractive planting and a raised decked seating area, providing a lovely outdoor space to enjoy throughout the day. To the front, there is driveway parking for three vehicles, adding further convenience.

Stratford-upon-Avon is renowned for its historic streets, riverside walks and excellent range of shops, cafés, restaurants and theatres, along with a good choice of well-regarded primary and secondary schools, all of which are within easy reach, making this a particularly appealing location to call home.

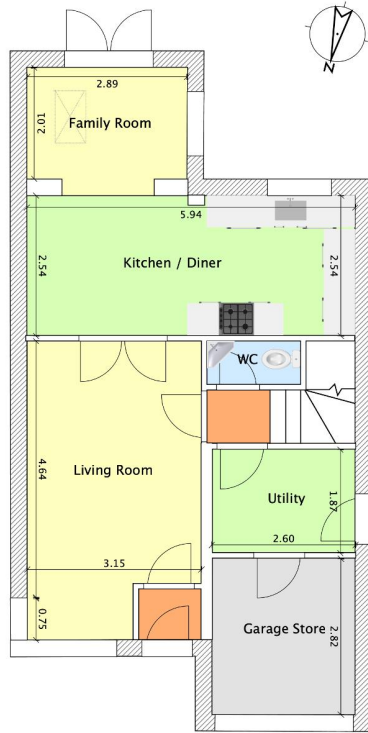
### Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. Council Tax Band E with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.









Approximate Gross Internal Floor Area 1043 ft<sup>2</sup> / 97 m<sup>2</sup> (excl Garage)  
Indicative floor plans for illustration purposes only

**GROUND FLOOR**



Indicative floor plans for illustration purposes only

**FIRST FLOOR**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		