



Arden Road, Henley-in-arden, B95 5LF

Guide Price £439,950

**Hawking
& Patterson**





Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

A superb family home situated within walking distance to the charming High Street. Three bedrooms, refitted bathroom, refitted breakfast kitchen, spacious dining room, living room, WC, off road parking and south facing garden.

The property stands back from the road behind a block paved driveway, lawned foregarden and access is gained via a composite entrance door with double glazed inset and side windows.

ENCLOSED PORCH

Tiled effect vinyl flooring and double door to;

ENTRANCE HALLWAY

Open plan into the dining room. Wood laminate flooring, stairs to first floor.

ATTRACTIVE LIVING ROOM

Enjoying a bright dual-aspect with an abundance of natural light, this attractive living room features double-glazed French doors opening onto the rear garden and a double-glazed window to the front. The room benefits from wood laminate flooring and a charming inglenook fireplace housing a log-burning stove with an oak mantel, creating an inviting focal point. Two radiators.

DINING ROOM

Wood laminate flooring, radiator double glazed Bi-folding doors to the rear garden

GUEST WC

White suite with WC, wash basin, wood laminate flooring, frosted double glazed window to front and chromed heated towel rail.

REFITTED BREAKFAST KITCHEN

An extensive range of refitted shaker style base, wall and drawer units, butcher block worktops and breakfast bar. Ceramic one and a half sink drainer unit, integrated dishwasher, fridge and freezer, washing machine, tumble dryer. Gas range cooker, radiator. Double glazed windows to front, side and rear, door to side entry and wood laminate flooring.

FIRST FLOOR LANDING

Loft hatch, double glazed window to front and airing cupboard.

BEDROOM ONE

Double glazed window to rear and radiator.







BEDROOM TWO

Double glazed window to rear, radiator and built in wardrobe.

BEDROOM THREE

Double glazed window to front, radiator and built in double wardrobe.

BATHROOM

Frosted double glazed window to front, refitted white suite with brushed brass furnishings, WC, wash basin, vanity unit, shower bathroom with thermostatic rain head shower over.

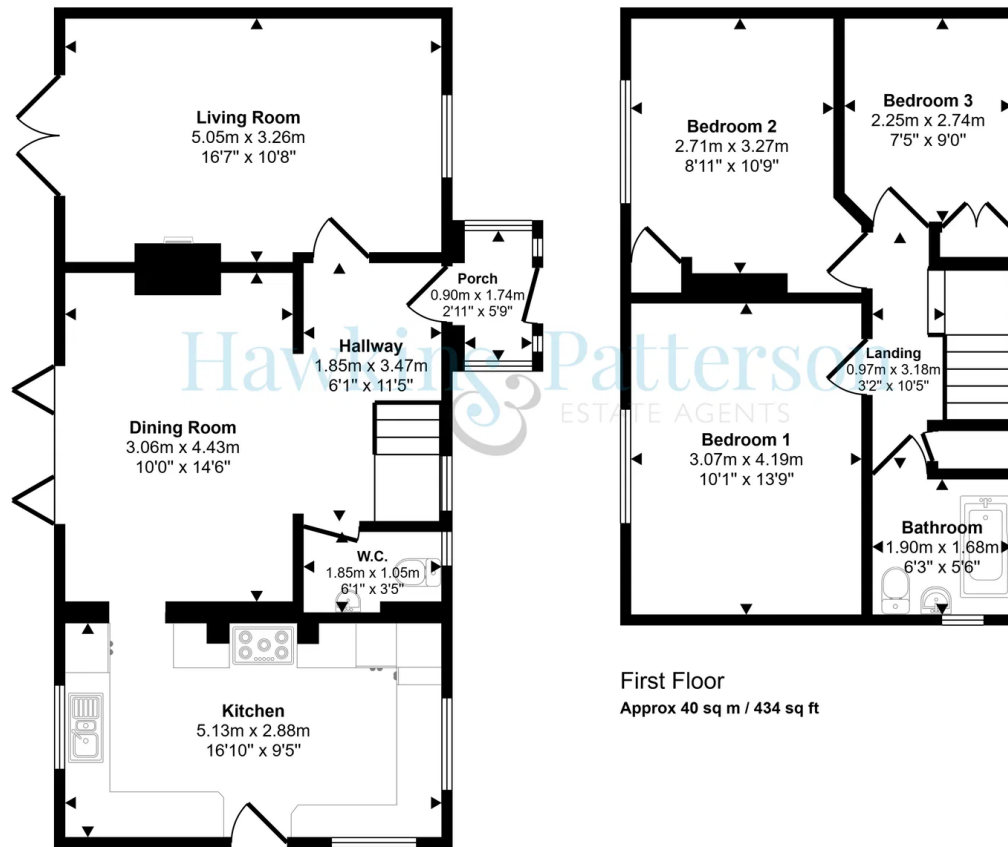
REAR GARDEN

Enjoying a south facing aspect to rear, full width decked patio and further decked area suitable for a garden shed, laid lawn, fencing to the boundary. Cold water tap, external light and gate to side passage.

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, doctor's surgery, Inns and restaurants, including The Mount' restaurant and bar and the Black Swan and White Swan. There are also primary and secondary schooling facilities within town. Rail and bus services provide commuter links to Stratford upon Avon, Solihull and Birmingham.



Approx Gross Internal Area
98 sq m / 1060 sq ft



Ground Floor
Approx 58 sq m / 627 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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