



EARLES
TRUSTED SINCE 1935



27 High Street
Henley-in-Arden, B95 5AA
£1,650 PCM

From the High Street, a timber door opens into:-

Lounge
17'1" max x 16'0" max (5.23m max x 4.90m max)

With double glazed bay window to the front, inset coir mat, flagstone flooring, feature inglenook fireplace with electric stove, tiled hearth and timber beam over, door to storage cupboard, radiator, staircase rising to the first floor, under-stairs storage cupboard and exposed timber beams. An opening leads through to:-

Dining Area
10'11" x 9'1" max (3.34m x 2.77m max)

With radiator, wall cupboard, door to utility and shower room. A glazed timber door with matching side panel opens into:-

Breakfast Kitchen
20'6" x 8'7" (6.26m x 2.62m)

A range of wall, base and drawer units with work surfaces over. Range Style 3-door cooker with gas burning hob and chimney style extractor hood over, inset 1 1/4 stainless steel sink unit with chrome mixer tap over, dishwasher, under-counter refrigerator, feature vaulted ceiling with exposed timber beams and window, window overlooking the rear garden, feature log burning stove. Double glazed door with matching side window opens into:-

Garden Room
13'2" x 8'4" (4.02m x 2.56m)

Belfast sink unit, double glazed door with matching side window opens out to the rear garden, glass roof.

From the dining room, a door opens into:-

Store / Utility
Ample storage space with coat hooks and shelving. Space and plumbing for an automatic washing machine. Door opening into:-

Shower Room
Walk in shower unit, double glazed window to the rear, vanity unit with inset wash hand basin and low level W.C with concealed cistern.

First Floor
Door to linen cupboard, doors to two bedrooms and bathroom and door to staircase rising to the second floor.

Bedroom Two
12'9" max x 11'2" max (3.90m max x 3.42m max)
Double glazed window to the front, radiator and door to storage cupboard.

Bedroom Three
10'0" x 6'9" (3.05m x 2.07m)
With double glazed window to the rear and radiator.

Bathroom
Panel bath with chrome mixer tap, shower and glass shower screen over, low level W.C, pedestal wash hand basin, tiling to splash backs and double glazed window to the side.

From the first floor, a spiral cast iron staircase rises to the second floor.

Bedroom One
16'0" x 6'10" (4.90m x 2.10m)
Feature exposed timber beams, double glazed skylight and storage cupboards to the eaves.

Dressing Area
Double glazed window to the rear and feature exposed timber beams.

Rear Garden
This attractive low maintenance rear garden comprises; paved patio area, decking area and laid to astro turf garden to the rear. With timber shed, log store and a range of bushes and shrubs.

Parking
On road parking is available on the High Street and all residential houses which front Henley High Street can buy 3 permits from the Local Authority at a cost of £25 per permit, per annum, which means they can park all day and all night without charge or penalty - www.warwickdc.gov.uk (search parking permits).

Additional Information
Services:
Mains electricity, gas, water and drainage are connected to the property.

Council Tax:
Stratford-on-Avon District Council - Band F

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps.
For more information visit: <https://checker.ofcom.org.uk/>

Viewing:
Strictly by prior appointment through Earles (01564 794 343).

A holding deposit, equivalent to 1 week's rent, is required.

A dilapidations deposit, equivalent to 5 week's rent, is applicable - this will be registered through the TDS (www.tds.gb).

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