

EARLES
TRUSTED SINCE 1935

10 Arden Road,
Henley-In-Arden, Warwickshire, B95 5LF

Offers In The Region Of £549,950

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

Finished to a high standard throughout, this beautifully presented semi-detached family home has been extensively improved and thoughtfully renovated by the current owners. In brief, the well laid out accommodation comprises; three bedrooms (plus, fourth bedroom to the ground floor), two bathrooms, three reception rooms, modern fitted kitchen, utility room and downstairs WC. Externally, the property enjoys a generous rear garden backing onto open countryside, together with a good-sized driveway to the front.

The popular and picturesque former market town of Henley-in-Arden provides a range of shopping and recreational facilities, a number of pubs and restaurants, primary and secondary schools, dental practice and doctors' surgery. The property is also conveniently located for major road and rail networks, with the M42 (J3A) and M40 (J16) motorways located just 7 miles and 5 miles, respectively. The railway station ("Henley-in-Arden") offers regular direct trains to Birmingham City Centre and Stratford-upon-Avon.







This property is set back from the road behind a low brick wall and a resin driveway with block paved edging, which provides parking for multiple vehicles. There are a range of mature shrubs and plants to the borders. Steps lead to the composite front door, with inset obscure glazed panel and canopy storm porch above, which opens into:

Reception Hall
11'5" x 6'3" (3.50m x 1.91m)
With UPVC double glazed window to the front, staircase rising to the first floor, radiator, and laminate flooring. Door into:

Downstairs WC
6'3" x 3'6" (1.91m x 1.09m)
With obscure UPVC double glazed window to the front, low level WC, wall hung wash basin with mixer tap over, tiling to splashback areas, radiator, and tiled flooring.

Living Room
16'7" x 10'2" (5.06m x 3.12m)
With UPVC double glazed window to the front, feature fireplace with marble surround, inset 'living flame' gas fire and marble hearth, radiator, and laminate flooring. Wide opening into:

Dining/Garden Room
23'2" x 7'8" (7.08m x 2.36m)

- Garden Room Area
With Velux windows, a pair of UPVC double glazed French doors (with matching side panels) leading to the rear garden, radiator, and laminate flooring. Opening into:

- Dining Room Area
With Velux windows, a pair of UPVC double glazed French doors (with matching side panels) leading to the rear garden, radiator, and laminate flooring. Archway into:

Kitchen
14'8" x 10'0" (4.49m x 3.05m)
Also accessible from the reception hall; with a range of wall, drawer and base units with wood block work surfaces over, inset 1.5 bowl/single drainer "Blanco" sink with mixer tap over, built-in "Smeg" electric oven and grill, inset 4-ring induction hob with chrome chimney-style extractor hood over, integrated fridge and freezer, built-in dishwasher, central island with matching base units (including hidden bins) and work surface over, tiling to splashback areas, and laminate flooring. Door into:

Utility Room
8'11" x 5'0" (2.74m x 1.53m)
With UPVC double glazed window to the rear, UPVC double glazed door leading to the rear garden, base units with wood block work surface over, inset sink with mixer tap over, space and plumbing for an automatic washing machine, space for an additional fridge or freezer, tiling to splashback areas, radiator, and tiled flooring. Door into:

Bedroom Four/Home Office
10'9" x 7'10" (3.28m x 2.40m)
With UPVC double glazed window to the front, radiator, and laminate flooring.

First Floor Landing
10'7" x 6'3" (3.23m x 1.93m)
Split level; with hatch giving access to the loft and UPVC double glazed window to the front. Door into:

Airing Cupboard
Housing the wall mounted "Worcester" gas-fired combination boiler; with fitted shelving.

Bedroom One
13'5" x 10'0" (4.10m x 3.07m)
With UPVC double glazed window to the rear and radiator. Door into:

En-Suite Bathroom
7'10" x 7'1" (2.41m x 2.16m)
With Velux window, doors give access to eaves storage, 3-piece suite comprising; freestanding roll top bath with telephone-style shower attachment and mixer tap over, low level WC, vanity unit with inset wash hand basin and hot-and-cold taps over, extractor fan, feature panelling to half height, radiator incorporating heated towel rail, and laminate flooring.

Bedroom Two
11'9" x 8'11" (3.60m x 2.72m)
With UPVC double glazed window to the rear, built-in wardrobe with hanging rail, and radiator.

Bedroom Three
10'2" (into alcove) x 7'6" (3.12m (into alcove) x 2.31m)
With UPVC double glazed window to the front, built-in chest of drawer unit with fitted shelf over, and radiator.

Family Shower Room
6'0" x 5'3" (1.84m x 1.61m)
Recently refitted; with obscure UPVC double glazed window to the side, 3-piece suite comprising; quadrant shower cubicle with glazed sliding door and mains fed shower over, low level WC, wall hung vanity unit with inset wash hand basin and mixer tap over, extractor fan, tiling to splashback areas, chrome ladder-style heated towel rail, and laminate flooring.

Rear Garden
A large paved patio wraps around the property and leads to a timber gate at the side, which provides pedestrian access to the front. There are outdoor power points and a cold water tap. Beyond the patio area, steps give access to the lawn and a further set of steps lead to an additional paved patio area. The garden is bound on two sides with mature hedging and post-and-rail fencing at the rear, which adjoins open countryside. In addition, there are two timber sheds, which have power connected.

ADDITIONAL INFORMATION
Broadband and Mobile:
Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor, variable in-home
O2 - Good outdoor, variable in-home
Three - Good outdoor, variable in-home
Vodafone - Good outdoor

For more information, please visit: https://checker.ofcom.org.uk/.

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

Fixtures & Fittings:
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:
This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: https://www.gov.uk/check-long-term-flood-risk.

Services:
Mains drainage, electricity, gas and water are connected to the property. The heating is via a gas-fired combination boiler, which is located in the airing cupboard to the first floor.

Tenure:
The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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WILLIAM MORRIS

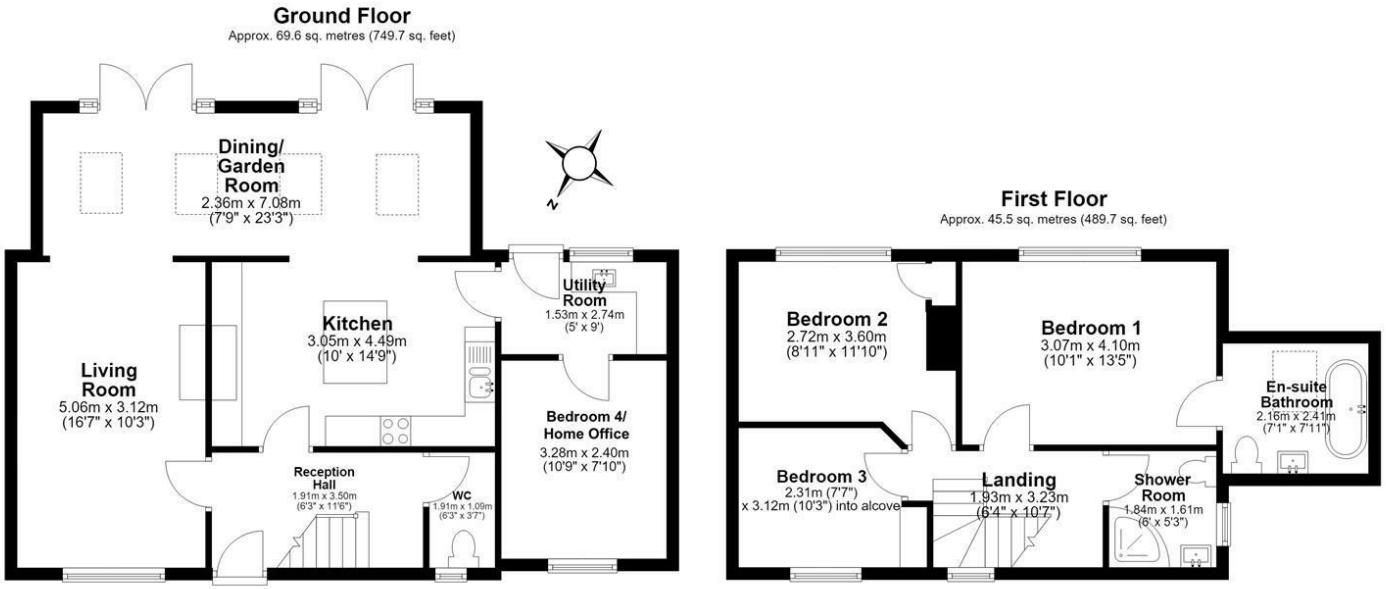

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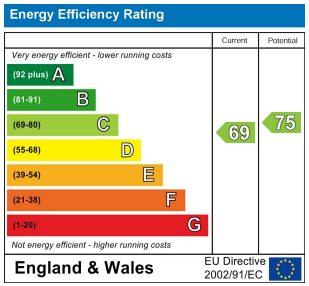


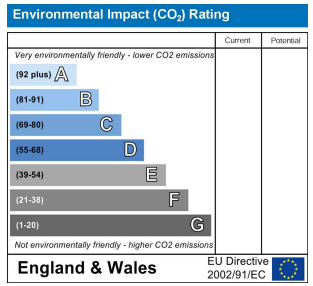














Total area: approx. 115.1 sq. metres (1239.4 sq. feet)

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