



**Brook End Drive, Henley-In-Arden, B95 5JA**

**Guide price £525,000**



**\*\* Detached Bungalow \*\* Three Double Bedrooms \*\* Garage \*\* Driveway Parking \*\* NO ONWARD CHAIN \*\*** A spacious and well-presented detached bungalow offering versatile single-level living in a peaceful setting. The property features three double bedrooms, an extended rear living room with French doors to a west-facing garden, a central dining hall, fitted kitchen with pantry, and a modern shower room with separate WC. Additional benefits include a covered side passage, garage with power and water, ample storage, and a private, mature garden with patio and lawn. Offered with no onward chain, this is an ideal home for those seeking a fantastic location, comfort, space, and flexibility.



This spacious detached bungalow offers a rare combination of generous proportions, a versatile layout, and a west-facing garden, all set within a peaceful and mature residential setting. The property opens with a brick-block driveway flanked by lawn, mature trees, and well-tended shrubs, creating a welcoming first impression.

Entering through the front doors through to a practical porch with UPVC door and side screens, leading into a welcoming central reception and dining hall that acts as the hub of the home. This room features a decorative fireplace and glazed inner doors that offer both privacy and flow into the other living areas.

To the rear of the property, the main living room adjoins a conservatory-style addition, creating a large and versatile space for relaxation and entertaining. French doors open directly to the garden, filling the room with natural light throughout the day.

The kitchen overlooks the front of the home and is fitted with a range of base units, integrated Bosch appliances, a pantry, and plumbing for a washing machine. A wide picture window above the sink ensures excellent natural light. A covered side passage connects the kitchen to the garage and garden, with power, lighting, and ample storage cupboards, offering excellent utility space.

The bungalow offers three double bedrooms, each well-proportioned and flexible in use. The principal bedroom is particularly spacious, with large double-glazed picture windows on both the front and side elevations and fitted wardrobes with sliding mirror-fronted doors. The second bedroom, positioned at the rear, includes a fitted vanity unit with storage. The third bedroom can function as a comfortable guest room, home office, or formal dining room, depending on the owner's needs.

The shower room is well-appointed with a quadrant shower enclosure, pedestal basin, bidet, chrome towel rail, and shaver socket, complemented by a separate WC with a traditional high-flush unit. An inner hallway houses a full-height storage cupboard that contains the gas combination boiler, ensuring heating and hot water are efficiently managed.

The garage is fitted with an electrically operated up-and-over door, power and lighting, and a cold-water tap, along with a side window and rear access door. A courtyard area next to the garage offers further outdoor space and storage options. The property is offered with no onward chain, providing an excellent opportunity for a smooth and hassle-free purchase. With its well-designed layout, extended living space, and attractive west-facing garden, this bungalow presents a compelling choice for buyers seeking comfort, privacy, and practical single-level living.

The west-facing garden itself is private and mature, with a full-width terraced patio, lawn, shrub borders, and a backdrop of wooden fencing and established greenery. Steps lead from the patio down to the lawn, creating a tiered layout that enhances the outdoor space, and a side gate provides easy access.

Location: Henley-in-Arden is a picturesque, historic market town situated along the A3400, just eight miles from Stratford-upon-Avon and Solihull. It offers excellent access to the M40 at Lapworth Hill (2 miles away), connecting to the M42, M5, M1, and M6. Key amenities such as the National Exhibition Centre, Birmingham International Airport, and Railway Station are all within a half-hour drive. The town features a diverse selection of local shops, a doctors' surgery, inns, and restaurants, along with primary and secondary schooling facilities. Rail and bus services provide convenient commuter links to Stratford-upon-Avon, Solihull, and Birmingham.

#### **Porch**

**Reception/Dining Room** 26'1" x 6'6" (7.96m x 2.00m)

**Kitchen** 11'2" x 7'4" (3.42m x 2.24m)

#### **Lean-to**

#### **W.C**

**Living Room** 25'0" x 10'11" (7.64m x 3.35m)

#### **Inner Hallway**

**Bedroom 1** 18'4" x 13'1" (5.59m x 4.00m)

**Bedroom 2** 17'2" x 9'11" (5.25m x 3.04m)

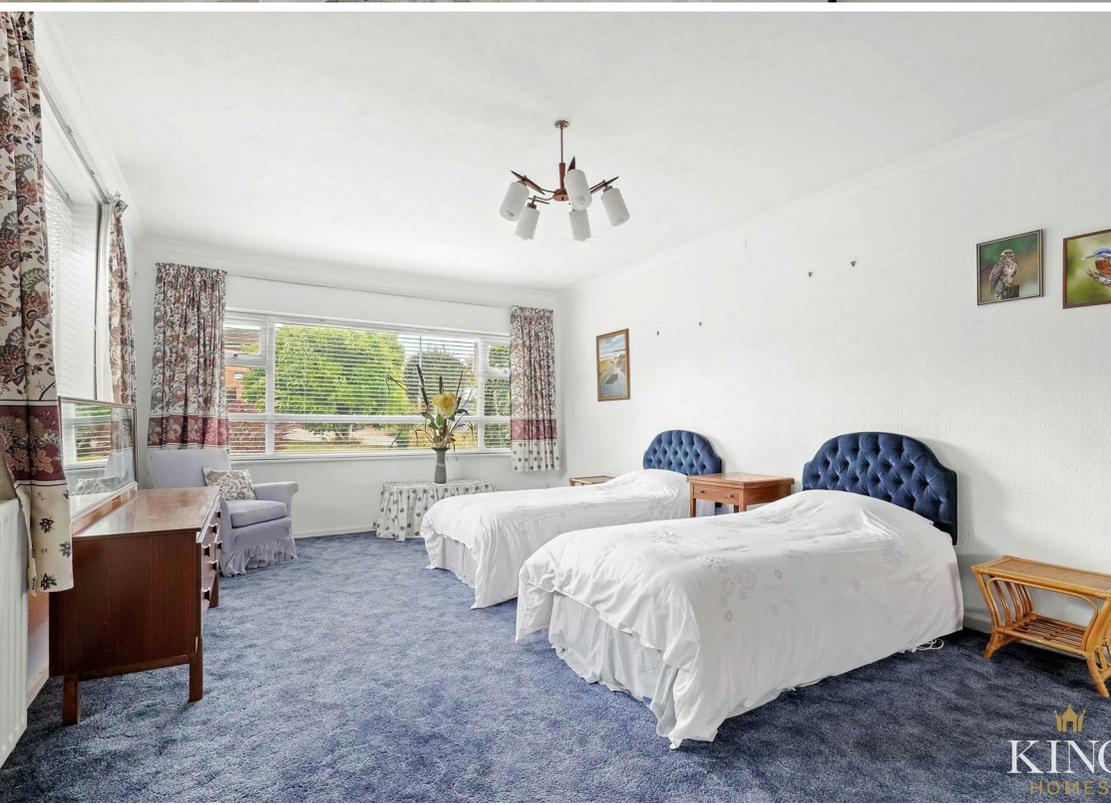
#### **Bedroom 3**

13'10" x 9'0" (4.23m x 2.76m)

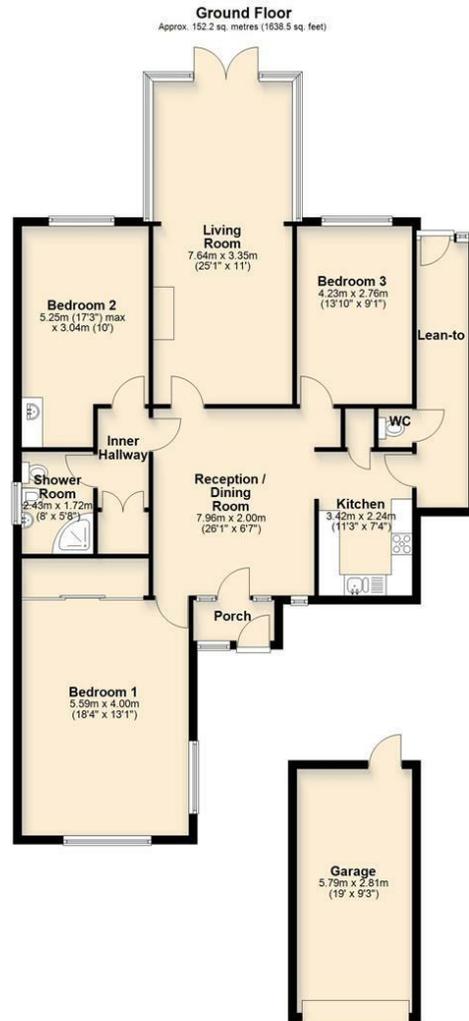
#### **Lean-to**

#### **Garage**

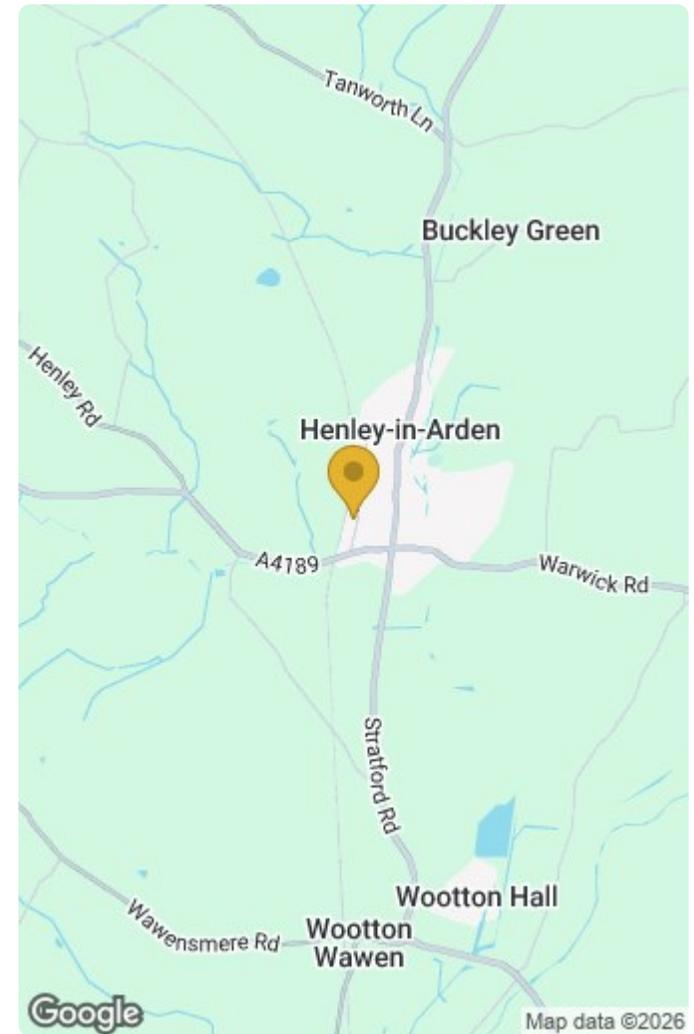
18'11" x 9'2" (5.79m x 2.81m)







Total area: approx. 152.2 sq. metres (1638.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	68	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		