






HIGH HURST, STRAFORD ROAD, HENLEY IN ARDEN

Guide Price £325,000

**Hawkins & Patterson**  
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# HIGH HURST, STRAFORD ROAD, HENLEY IN ARDEN

Henley in Arden is a picturesque, historic market town located along the A3400 and lies 8 miles north of Stratford-upon-Avon and 10 miles south of Solihull. Henley in Arden is known for its tree lined High Street and variety of historic buildings, some of which date back to medieval times, as well as shops, supermarket, post office, restaurant, public houses and the famous Henley Ice Cream Parlour. There are excellent primary and secondary schooling facilities as well as South Warwickshire College. The location has good transport links - Henley in Arden railway station provides links into Birmingham and Stratford-upon-Avon and just a short distance away Warwick Parkway station which has good train services to London Marylebone. Road communications are excellent with the M40 and M42, M5 and M6 motorways all within easy access.

## APPROACH

The property is set back from the road behind a paved front garden with driveway to the side, access is gained via a part glazed door leading to;

## HALL

Stairs to first floor, electric heater and doors to;

## LOUNGE

Window to front, Adam style fireplace and door to;

## DINING ROOM

Window to rear, door to garden, electric heater door to;

## GUEST WC

Frosted window to side, WC, pedestal wash basin.





## **BREAKFAST KITCHEN**

Window to front, Electric heater, base and wall units, electric cooker point, sink drainer, window and door to rear porch giving access to the garage and rear garden.

## **BEDROOM ONE**

Windows to side and front, built in wardrobes.

## **BEDROOM TWO**

Window to front.

## **BATHROOM**

Window to rear, pedestal wash basin, bath and cupboard.

## **SEPARATE WC**

WC and window to rear.

## **GARAGE**

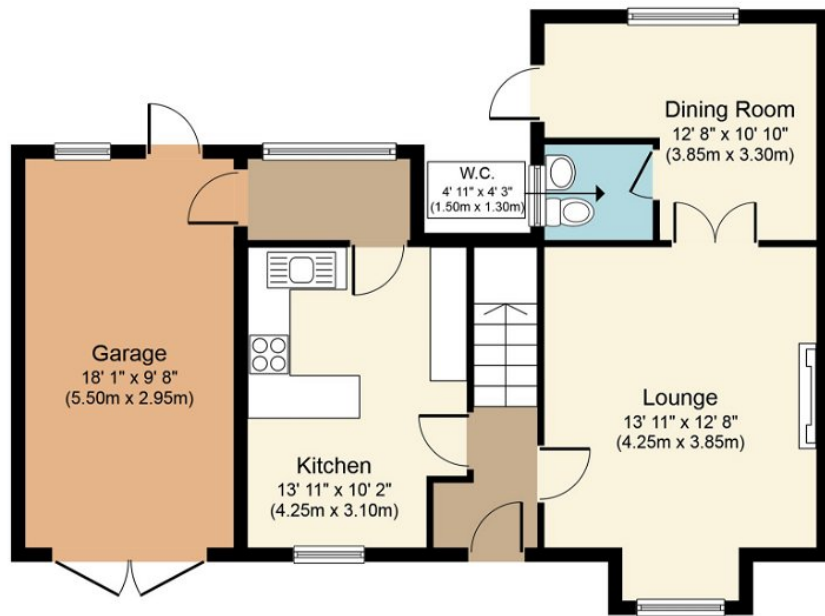
Double doors to front, light and power, door to rear porch.

## **GARDEN**

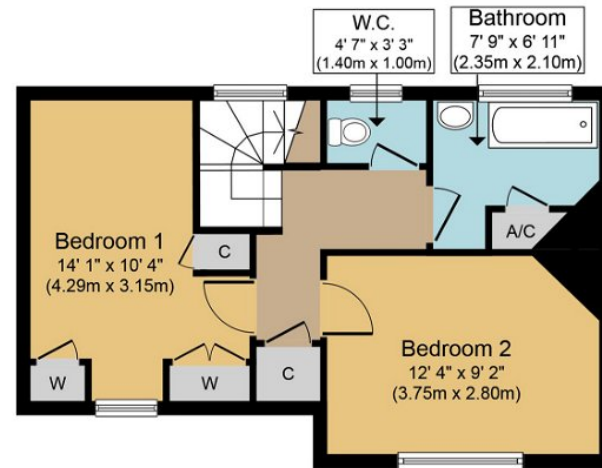
Outhouse & WC. patio area and steps to rear section of the garden.



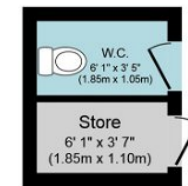




**Ground Floor**  
**Approximate Floor Area**  
**730 sq. ft.**  
**(67.8 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**399 sq. ft.**  
**(37.0 sq. m.)**



**Outbuildings**  
**Approximate Floor Area**  
**43 sq. ft.**  
**(4.0 sq. m.)**

**Approx. Gross Internal Floor Area 1,172 sq. ft. (108.8 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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