



Brook End Drive

Guide Price £460,000

**Hawkins & Patterson**  
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## Brook End Drive

Bright & spacious 2/3 bedroom semi detached Bungalow with no upward chain. Well cared for & improved throughout. Viewing essential.

### APPROACH

This Bungalow sits well back from the road with tarmac driveway & gravelled parking for two cars. Two steps up to half glazed composite door.

### RECEPTION HALL

With grey Oak Karndean flooring. Cupboard housing Vailant combi boiler. Access via pull down ladder to the loft. Doors into,

### SITTING ROOM

This generously proportioned light room has a three section patio door plus large side picture window. Polished marble fire surround & hearth with gas fire. Coving.

### GALLEY KITCHEN

Karndean flooring. Wide picture window with full width worktop below. Inset acrylic sink & drainer with mixer tap. Inset halogen hob with vented cooker hood above. Double oven. Pull out pantry. Slimline dishwasher. Under top integrated fridge. Skirting convector heater. Half glazed door into utility lobby.





### **BEDROOM ONE (front)**

Shallow bow window. Extensive range of matching fitted bedroom furniture.

### **BEDROOM TWO (rear)**

Three fitted wardrobes. Six drawer low level storage.

### **BEDROOM THREE / DINING ROOM (rear)**

Overlooking the garden. How will you use this room?

### **SHOWER ROOM**

Re-fitted with large glass enclosed walk in shower. Vanity unit on one wall with part recessed wash basin. WC with concealed cistern. Obscure glazed side window. Wall mirror with digital clock. Chrome ladder radiator. Down lights & extractor.

### **UTILITY / SIDE LOBBY**

Quarry tiled floor Range of cupboards. Plumbing for a washing machine. Half glazed doors to the front & rear garden plus door into,

### **GARAGE**

Electric up & over door. Power lighting & cold water tap.

### **GARDEN**

West facing. Full width brick edged patio with matching footpath leading to discreet timber shed. Well stocked borders back by 6' fencing all around.

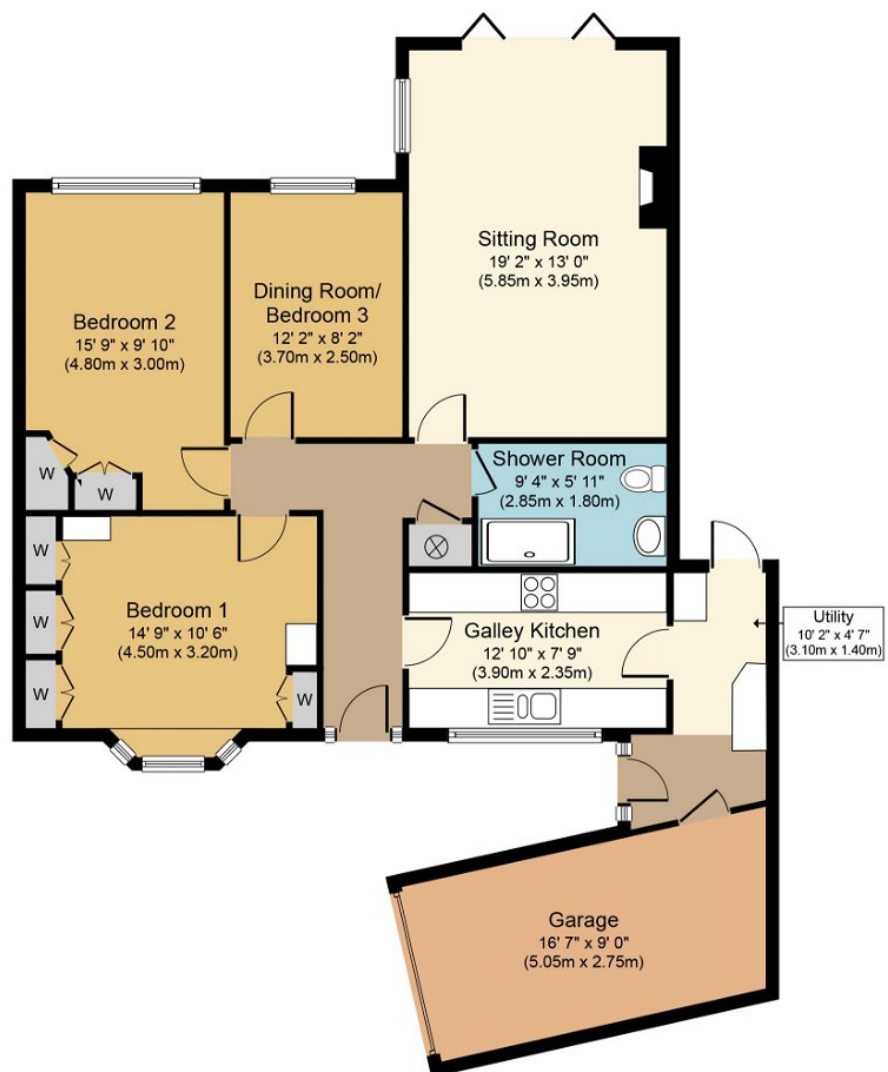






### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



**Approximate Floor Area**  
**1,167 sq. ft.**  
**(108.4 sq. m.)**

**Approx. Gross Internal Floor Area 1,167 sq. ft. (108.4 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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