



Arden Road, Henley in Arden

£299,950

**Hawkins & Patterson**  
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## Arden Road, Henley in Arden

Two bedroom semi detached bungalow within walking distance of Henley High Street. Lounge/ dining room, kitchen, shower room, WC, low maintenance rear garden.

### APPROACH

Footpath through lawns maintained by the Council. Timber gate open into the courtyard.

### RECEPTION HALL

With wood laminate flooring which extends into the lounge/dining room. Coving & downlights.

### LOUNGE / DINING ROOM

Dual aspect room with full height Upvc picture window overlooking the sheltered courtyard. Whilst at the opposite side there is a further Upvc picture window overlooking the lawns towards the road/ Dining alcove. Fire surround with marble back & hearth containing coal effect gas fire. Coving.

### KITCHEN

Tiled floor. Range of units in white laminate with Beech wood laminate worktops. Sink & drainer below wide Upvc picture window. space for slot in gas cooker. Plumbing for a washing machine & space for free standing fridge/freezer. Tiled splashbacks, wall cupboards & coving.

### INNER HALLWAY

With three large store cupboards one of which houses the hybrid heat pump.







## WC

Low flush unit below Upvc obscure glazed window.

## SHOWER ROOM

Also with a tiled floor. Full width shower cubicle with sliding entry door. Wall mounted Triton electric shower. Obscure upvc double glazed window. Vanity unit with one piece sink above double cupboard. Extractor & lighting.

## BEDROOM ONE (SIDE)

Upvc side window overlooking the courtyard. Two fitted double wardrobes & matching display shelving.

## BEDROOM TWO (FRONT)

Upvc double glazed window to the front. Three fitted double wardrobes.

## COURTYARD

A delightful secure, private sun trap. with brick store & large timber shed.

## GENERAL INFORMATION

The property is FREEHOLD. Heating is via Air Sourced Heat Pump standing discreetly in the courtyard.





This semi detached bungalow is a short stroll from the charming High Street. Henley in Arden is a picturesque, historic market town located along the A3400 some eight miles from Stratford upon Avon and eight miles from Solihull. It is well placed for quick access on to the M40 at Lapworth Hill (2 miles) which provides links to the M42, M5, M1 and M6. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within half an hour's drive. Henley in Arden contains a wide choice of local shops, doctors surgery, Inns and restaurants, including The Mount' restaurant and bar by celebrity chef - Glynn Purnell and the Black Swan by the White Brasserie (Raymond Blanc) opening summer 2023. There are also primary and secondary schooling facilities within town. Rail and bus services provide commuter links to Stratford upon Avon, Solihull and Birmingham.







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