



Brook End Drive, Henley-In-Arden B95 5JF

£675,000

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110 High Street, Henley-in-Arden,
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Brook End Drive, Henley-In-Arden B95 5JF

Within an unassuming exterior you will find a light and generously proportioned family home with plenty of individual space. Equally good sized bedrooms, bathroom & ensuite. A short walk down the footpath to the High Street or for the commuter the Railway station is opposite.

APPROACH

Brick block driveway leads up to the attached double garage. Lawn and shrub borders wither side.

PORCH

Upvc front door with full height obscure double glazed picture window. tiled floor. Corner display niche with lighting. Glazed inner door and window into,

RECEPTION HALL

Spacious hallway with direct flight staircase. Wood laminate flooring that extends through all the reception rooms. Glass sliding door into,

DINING ROOM

Wide full height South facing double glazed picture window. Open plan steps down into the,

SITTING ROOM

Full width room featuring cotswold stone full height chimney breast & fire surround. Raised polished granite hearth & back with coal effect gas fire. This high ceiling room enjoys much natural light with Upvc double glazed side window plus French doors & side screens leading out to the patio & garden.

INNER HALL

With cloaks cupboard.





GUESTS WC

Tiled floor. Dual flush WC. Wall mounted wash basin. Obscure double glazed side window.

STUDY LIBRARY (front)

STUDY (rear)

GALLEY BREAKFAST KITCHEN

Extensive range of units in high gloss white laminate. Base cupboards & drawers under contrasting worktops. Inset 4 ring gas hob with electric oven below. One & a quarter sink & drainer. Integrated dish washer and fridge/freezer. Wall cupboards either side plus pantry unit.

The dining area provides ample space for a good size table & chairs. Double french doors out to the South facing patio.

UTILITY ROOM

A large area with tiled floor. Upvc double glazed window to the front. Plumbing for a washing machine & plenty of room for further appliances. Wall mounted gas central heating boiler. Half glazed door to the garden plus sliding door into the double garage.

ON THE FIRST FLOOR

LANDING (rooms in order)

Loft access.





BATHROOM

Again a big room that has been beautifully re-appointed with a white suite. Tiled floor and half height walls. Freestanding oval bath with side mixer tap. Recessed shower cubicle with glass door & Mira shower. Dual flush WC and wash basin. Obscure Upvc double glazed side window. Downlights & extractor.

BEDROOM ONE (rear)

BEDROOM TWO (rear)

BEDROOM THREE (side)

PRINCIPAL BEDROOM (front)

A full width room enjoying light via large full height Upvc front picture window plus further side window. This large "L" shaped room provides ample space for freestanding wardrobes.

EN-SUITE

Tiled recessed shower cubicle with folding glass door. Mira electric shower. Dual flush WC. Vanity unit with wash basin above double cupboard. High level Upvc side window. Chrome towel rail, down lights & extractor.

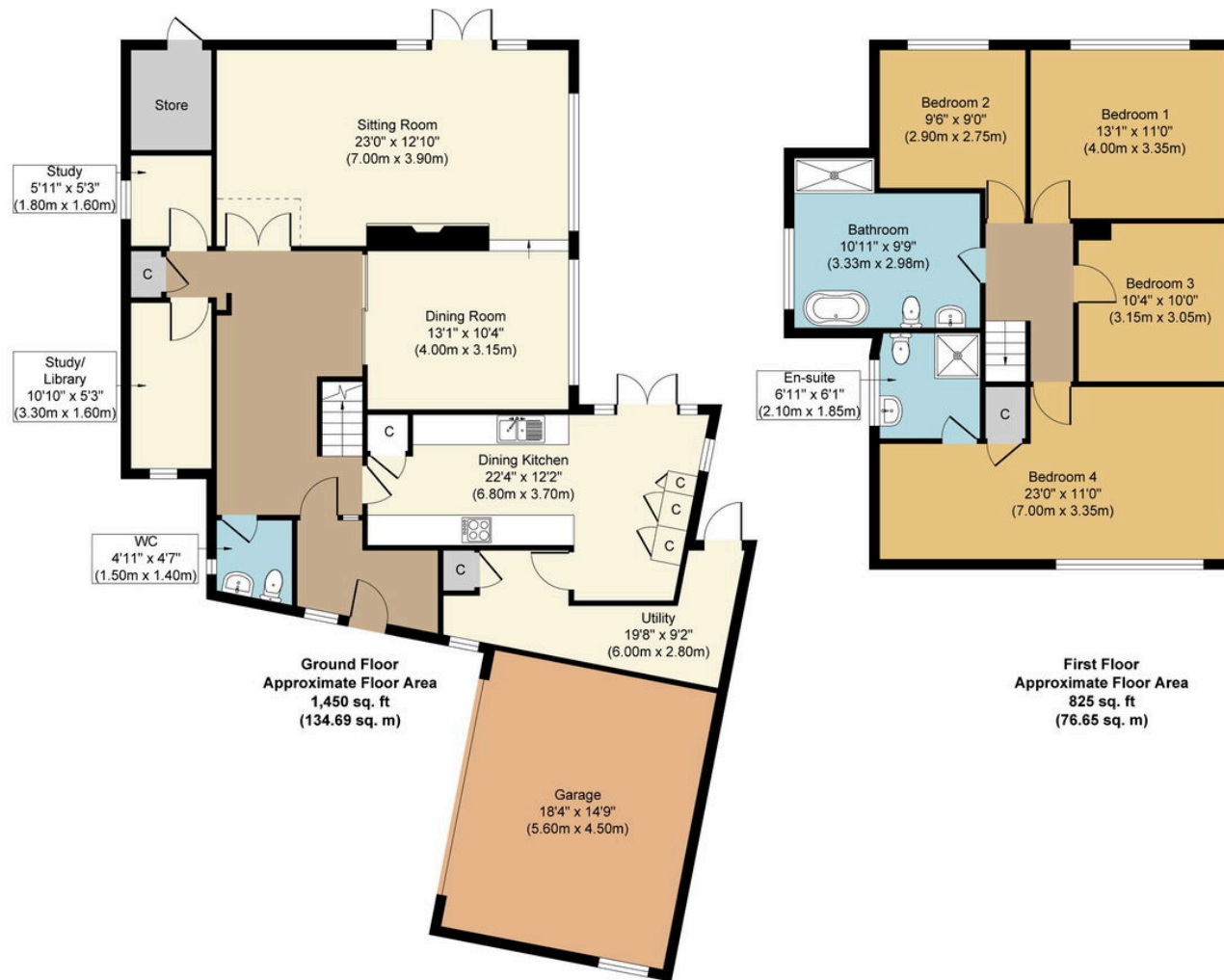
DOUBLE GARAGE

Up & over front door. Power & lighting.

PRIVATE GARDEN

Fully paved side patio for all day long Summer sunshine. extending around the the rear. Shaped lawn with mature borders backed by wooden fencing on all sides.





Approx. Gross Internal Floor Area 2,275 sq. ft. (211.34 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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