



Meadow Road, Henley-in-Arden

Guide Price £315,000

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## Meadow Road, Henley-in-Arden

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**APPROACH** - Forecourt parking with flower bed inset.

**RECEPTION HALL** - Upvc & stained glass front door. Radiator, loft access. Doors (in order)

**BEDROOM TWO** - Wardrobes along one wall. Upvc window with radiator below.

**BEDROOM ONE** - Fitted wardrobes on two wall providing extensive storage. Upvc window with radiator below.

**BATHROOM** - Extensive tiling to compliment the white suite that provides bath with shower over. Wash basin & WC. Obscure glazed borrowed light side window. Radiator. Airing cupboard housing Baxi combination boiler.

**LIVING ROOM** - Chimney breast with low level stone fire surround & hearth. Large borrowed light window overlooking the sun room. Obscure glazed door into,

**SUN ROOM** - Upvc double French door with windows either side. Upvc panelled walls all under polycarbonate roof.







**KITCHEN** - Fitted with a range of units in medium Oak. Proving cupboard & drawers. Sink & drainer below borrowed light side window. Gas hob plus electric double oven & grill. Wall cupboards with concealed extractor & glass china display units. Obscure glazed door into,

**REAR PORCH** - With full width Upvc window.

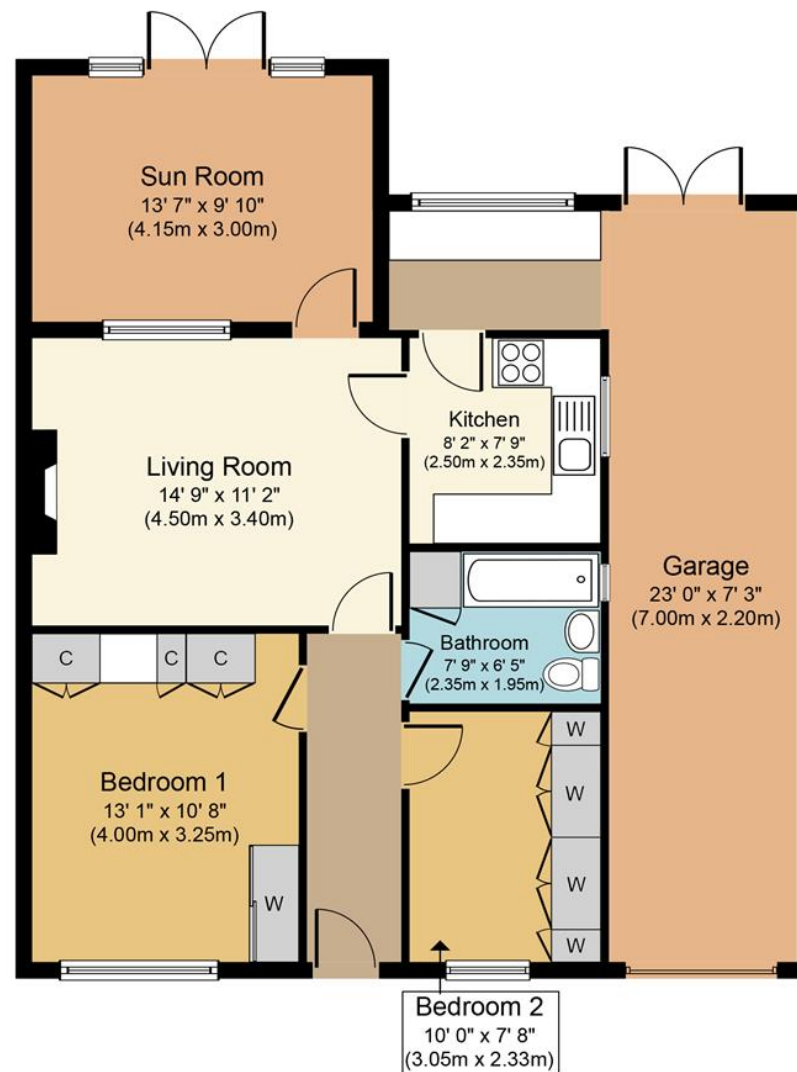
**GARAGE** - Metal up & over door. This storage area extends the full depth of the property. Power, lighting & part glazed Upvc back door.

**GARDEN** - West facing garden with full width patio. footpath to one side leading to a Summer house & greenhouse. Central lawn with flower borders.









**Approx. Gross Internal Floor Area 990 sq. ft. (92.0 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. 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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