



Mayswood Road, Wootton Wawen, B95 6AT

Guide Price £595,000

Hawkins & Patterson
ESTATE AGENTS



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110 High Street, Henley-in-Arden,
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Mayswood Road, Wootton Wawen, B95 6AT

Successfully extended 3 bedroom family home in a popular location. Beautifully presented throughout & fully double glazed. Wootton Wawen has a Railway Station, two Pubs, two shops and a popular Primary School. Frequent bus service between Stratford & Birmingham. Henley in Arden is a 20 minute walk away. Public footpaths to make the most of the surrounding countryside.

APPROACH

Mature hedging provides a screen from the road. Gravelled forecourt providing parking for a number of cars.

PORCH

Front door with leaded light inset. Upvc side window. tiled floor. Twin glazed inner doors opens into,

LOBBY

With direct flight staircase.

SITTING ROOM

Dual aspect room with Upvc front window. Feature fire surround with marble back & hearth containing coal effect electric fire. Double French doors into,

CONSERVATORY

Tiled floor. Exposed quarter height brick wall surmounted by Upvc windows under vaulted glass roof. French door out to the garden. Power & lighting.

DINING ROOM

Twin Upvc windows. Chimney breast with open space for a fire. Cupboards & shelving either side. Double small paned doors into,





KITCHEN

Re-fitted with a range of units in oyster providing cupboards & drawers under contrasting work top. Tiled floor. Space for a range style cooker with stainless steel splashback & matching cooker hood above with lighting. Inset sink & drainer below twin Upvc windows. Integrated dishwasher. Space & plumbing for an American style Fridge/freezer. Shelved pantry. Wall cupboards. Upvc stable door to the garden.

WC

Tiled floor. WC & wash basin.

BEDROOM ONE

Upvc window. Double & single wardrobe.

EN-SUITE

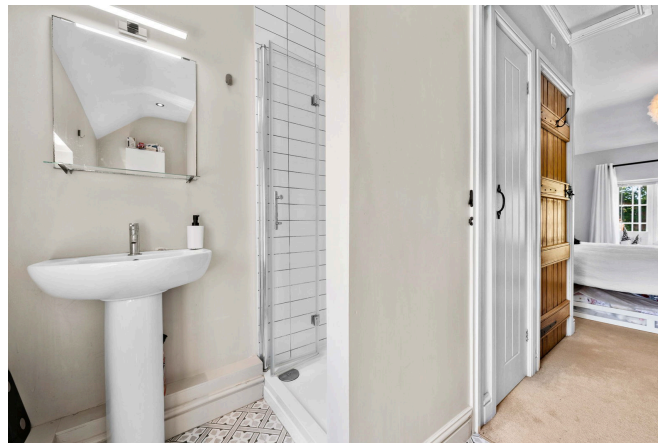
Tiled floor. Twin Upvc rear windows. Glass entry door into the shower with light & extractor above. Dual flush WC with concerned cistern. Wash basin with mirror & light above. Chrome radiator & down lights.

BEDROOM TWO (front)

Upvc window. Feature Victorian cast iron fire surround. Over stair walk in wardrobe with hanging rails & shelving.

BEDROOM THREE (rear)

Upvc window.





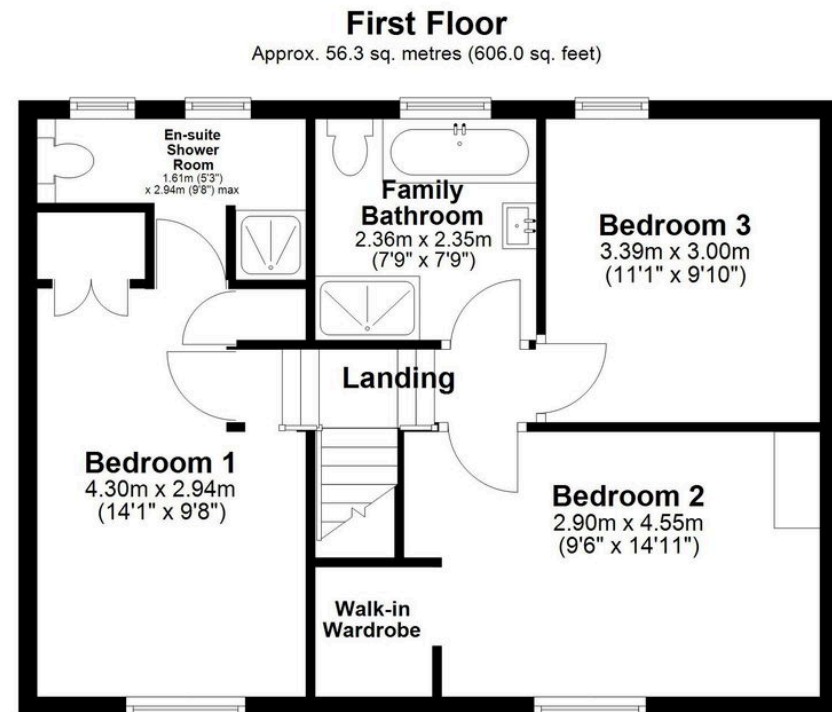
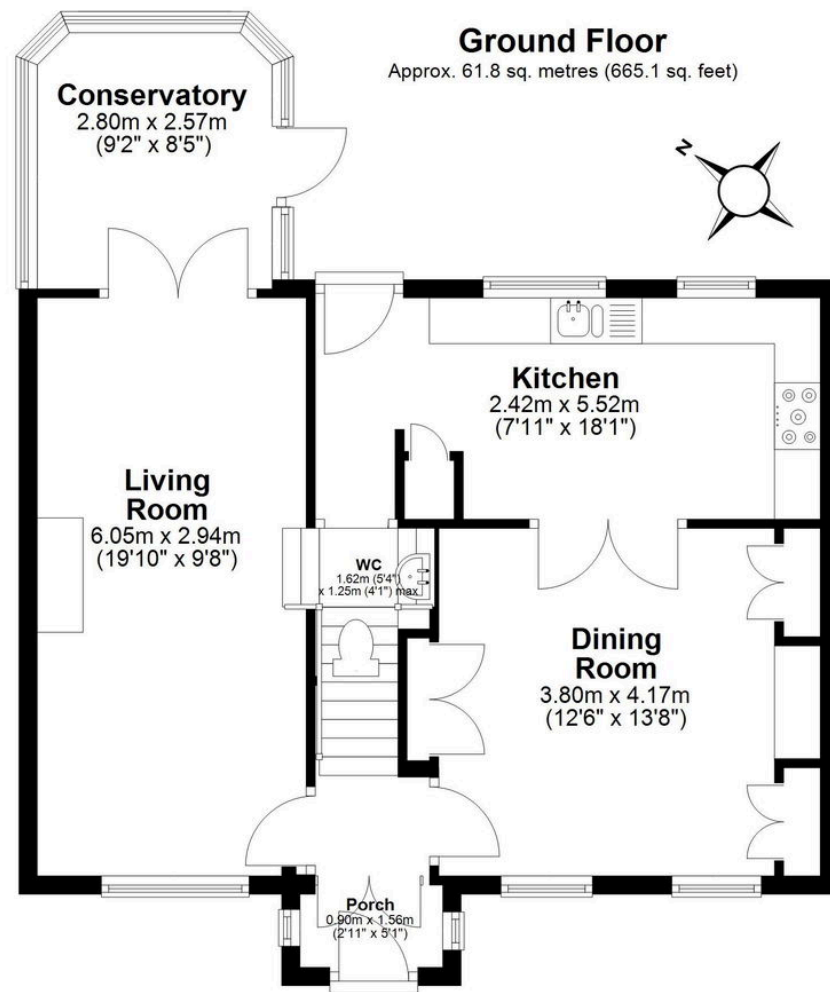
LUXURY BATHROOM

Shaped bath with side mixer tap. below Upvc window. WC and one piece wash basin with mixer tap above double cupboard. Walk in glass sided shower with rainfall head & haand held shower. Chrome radiator. Down lights & extractor.

GARDEN

East facing. Full width paved and gravel patio with gated side footpath to the front. Brick outhouse housing the oil fired central heating boiler. Oil tank behind. Low level picket fence with walk through to the lawn interspersed with a variety of trees. Timber shed and timber workshop. Hedging & fencing to all boundaries.





Total area: approx. 118.1 sq. metres (1271.1 sq. feet)