

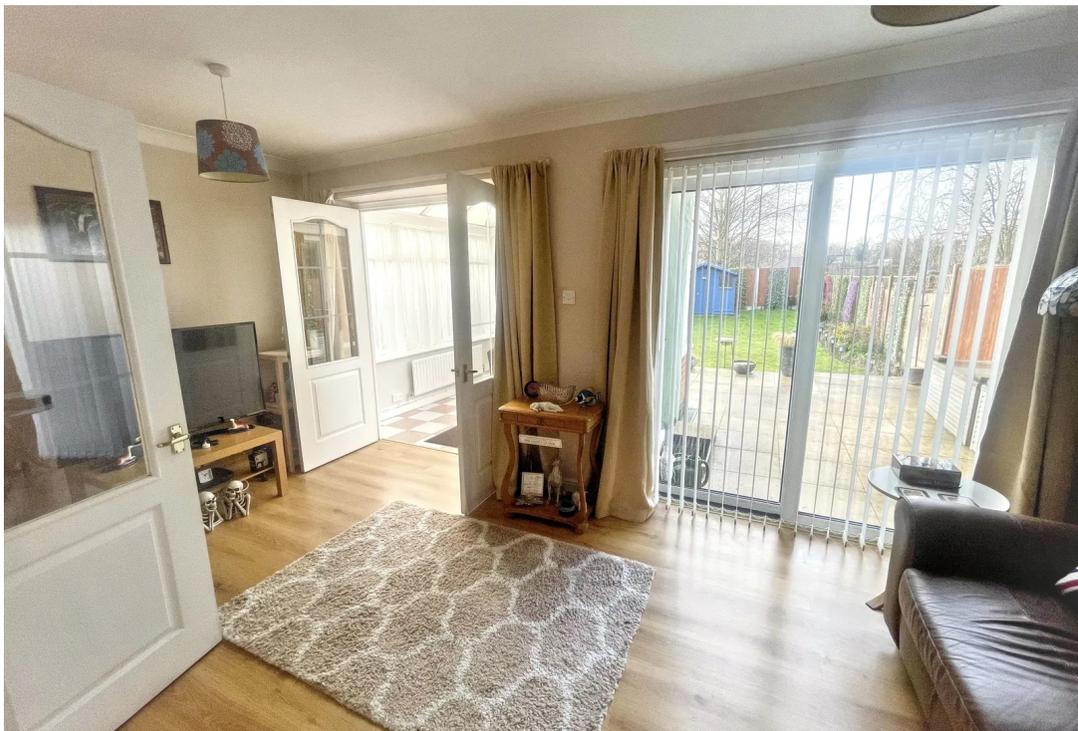


Arden Road, Henley-In-Arden, Warwickshire B95 5LT

Guide Price £299,950

**Hawkins
Patterson &**





Bedrooms: 2 | Bathrooms: 1 | Receptions: 3

Located within walking distance of reputable schools and Henley's renowned high street this detached home offers an ideal blend of convenience and lifestyle. Two bedrooms, bathroom, lounge, dining room, kitchen, conservatory, pleasant rear garden and two car driveway.

Located in the historic market town of Henley in Arden. Nestled along the picturesque A3400, this peaceful abode is just eight miles from the iconic Shakespearean town of Stratford upon Avon and the bustling town of Solihull.

Conveniently situated near the M40 at Lapworth Hill, residents have quick access to major motorways such as the M42, M5, M1, and M6. Moreover, the National Exhibition Centre, Birmingham International Airport, and Railway Station are all within a half-hour's drive, providing easy connectivity for any travel plans.

In Henley in Arden, residents are spoiled for choice with a variety of local shops, a doctors surgery, traditional inns, and inviting restaurants. Indulge in culinary delights at 'The Mount' restaurant and bar by celebrity chef Glynn Purnell, or experience the culinary excellence of The Black Swan by the White Brasserie.

The property stands back from the road behind a double width tarmac driveway, access is gained via a double door to

DINING ROOM

Double glazed box window to front, radiator, coving to ceiling, tiled floor and doorway to inner hall and kitchen.

KITCHEN

Double glazed window to front, door to side passage, radiator, plumbing for washing machine, space for dryer and fridge freezer, gas hob. Fitted base wall and drawer units, roll top worksurfaces, breakfast bar and vinyl flooring.

INNER HALLWAY

Stairs off to the first floor with understairs store cupboard, laminate flooring and part glazed door to;

LIVING ROOM

Coving to ceiling, radiator, laminate flooring, double glazed sliding patio doors to the garden and double part glazed doors to;

CONSERVATORY

Polycarbonate roof, double glazed windows to sides and rear, tiled floor, radiator and double glazed double doors to the paved patio.







FIRST FLOOR LANDING

Coving to ceiling, Loft hatch with pull down ladder, obscured double glazed window to side and doors off to;

BEDROOM ONE (DOUBLE)

Two double glazed windows to rear, radiator, two built in double wardrobes.

BEDROOM TWO (DOUBLE)

Two double glazed windows to front, radiator, double and single built in wardrobe.

BATHROOM

White suite with pedestal wash basin, WC, panelled bath with electric shower over, tiled walls and flooring, chromed heated towel rail and obscured double glazed window to side.

WESTERLY FACING REAR GARDEN

Laid lawn, flower beds and fencing to boundary. Paved patio area, external tap and double power points, gated side passage and store area to the other side. Paved path extending to the garden shed which is included in the sale.



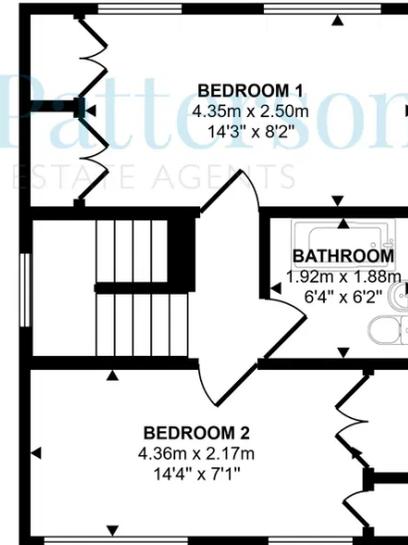
EPC- Band C

Council Tax Band D (Stratford upon Avon district council).

Approx Gross Internal Area
78 sq m / 837 sq ft



Ground Floor
Approx 43 sq m / 465 sq ft



First Floor
Approx 35 sq m / 372 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Hawkins & Patterson

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