



**1 Chingley Bank, Henley-In-Arden, Warwickshire, B95 5LX**  
**£475,000**

**Hawkins  
Patterson &**





**Bedrooms: 4 | Bathrooms: 1 | Receptions: 2**

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. There are also primary and secondary schooling facilities within town. Rail and bus services provide commuter links to Stratford upon Avon, Solihull and Birmingham. The Property is set back from the road behind a garden with driveway to side. Access is gained via a double glazed entrance door leading to;

#### **ENTRANCE HALL**

Stairs off to first floor with understairs cupboard. Radiator, coving and doors to:

#### **GUEST WC**

Double glazed frosted window to side, white WC and wash basin, wood panelling, radiator and tiled floor.

#### **LOUNGE**

Double glazed window to front, radiator, gas point and tiled hearth, door to;

#### **DINING ROOM**

Double glazed French doors to the garden, radiator and door to;

#### **KITCHEN**

Base, wall and drawer units with tiled work tops over. Sink drainer unit, gas cooker point, double glazed window to rear, tiled floor and door to;

#### **UTILITY ROOM**

Double glazed stable style door to rear garden, light and power, tiled floor and door to;

#### **GARAGE**

Up and over garage door, light and power.







### **FIRST FLOOR LANDING**

Double glazed window to side, loft hatch, shelved airing cupboard.

### **BEDROOM ONE**

Double glazed window to front and radiator.

### **BEDROOM TWO**

Double glazed window rear and radiator.

### **BEDROOM THREE**

Radiator and double glazed window to rear.

### **BEDROOM FOUR**

Double glazed window to front and radiator.

### **BATHROOM**

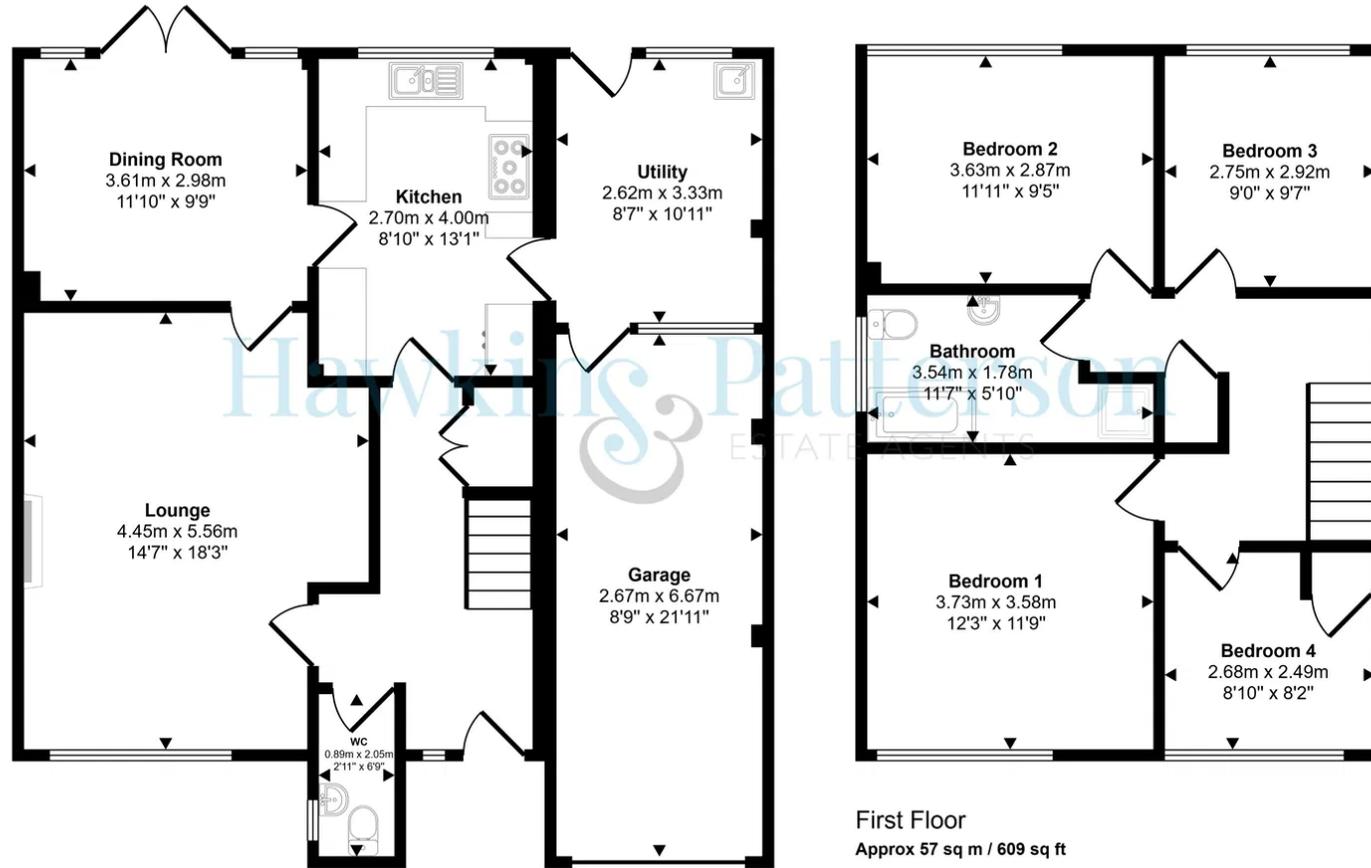
Frosted double glazed window to side, white suite with WC, pedestal wash basin, panelled bath, separate shower.

### **REAR GARDEN**

Enjoying a west facing aspect for afternoon sun. The garden need some TLC to appreciate its full potential.



Approx Gross Internal Area  
143 sq m / 1540 sq ft



Ground Floor  
Approx 86 sq m / 931 sq ft

First Floor  
Approx 57 sq m / 609 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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