

Harts are delighted to offer for sale this three bedroom bungalow located just a short walk to local amenities on the High Street. The homely property 'Arden Vale' has been owned by the same family for over 50 years and offers flexible accommodation, a fabulous mature rear garden as well as driveway parking.

In brief the property comprises:-

APPROACH The property is approached via a good size tarmacadam driveway offering parking for 2 - 3 cars.

ENCLOSED PORCH Being tiled so ideal for outdoor shoe storage.

HALLWAY With large storage cupboard and doors through to :-

LIVING / DINING ROOM A well proportioned reception room with feature fireplace and inset coal effect fire, French doors leading out into the rear garden and door to :-

BREAKFAST KITCHEN Fitted with a range of wooden fronted eye and base level units and drawers with complementary work surfaces over and tiling to splashback areas, inset one and a half bowl sink and drainer with mixer tap over, space and plumbing for dishwasher, space for fridge freezer, inset 'Stoves' electric oven and gas hob with extractor over and window to rear elevation. The kitchen offers space for a small breakfast table and chairs.

UTILITY AND SIDE COVERED STORAGE AREA Fitted with a range of eye and base level units and drawers, space and plumbing for washing machine. The boiler can also be found in the utility. The useful side covered area is perfect for additional white goods and additional garden storage and has access to the front driveway.

BEDROOM (FRONT) A generous double bedroom with window to front elevation and fitted with a range of built-in furniture including wardrobes and dressing table with drawers.

BEDROOM (FRONT) A second bedroom with windows to front elevation and currently being utilised as a home office.

SHOWER ROOM Fitted with a white suite comprising low flush WC, vanity wash basin, shower cubicle with mains fed shower and sliding doors, tiling to floor and splashback areas, window to side elevation and extractor fan.





FIRST FLOOR DOUBLE BEDROOM Stairs from the hallway leads to the third bedroom on the first floor with built in storage, window to both side and rear elevation with views over looking the garden.

PRETTY REAR GARDEN One of the main features of this homely property is the mature rear garden. Loved and well-tended by the current owner, this lovely, mature rear garden has an abundance of herbaceous, shrub and flower beds surrounding a lawned area giving all round colour and interest. A spacious paved patio area allows for al fresco dining and entertaining which sits alongside a pebble design water feature. A winding brick pathway leads down to the end of the garden to the garden storage sheds.

LOCATION HENLEY IN ARDEN

In Warwickshire, south of Birmingham, is Henley-in-Arden, a picturesque place to reside or visit. Henley-in-Arden is best known for its variety of historic buildings, some of which date back to medieval times. The Warwickshire town has a wide variety of preserved architectural styles, so much so that they class the high street as a conservation area. In the High Street you will find a variety of little shops, cafes, deli, convenience stores, public houses, fabulous schooling, and many restaurants to choose from, and a local doctor's surgery a short walk away. There are beautiful walks in and around Henley and close enough to bigger towns for even more choice of shops and eating places.



ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band C

ENERGY PERFORMANCE CERTIFICATE RATING: TBC We can supply you with a copy should you wish.

VIEWING: By appointment only

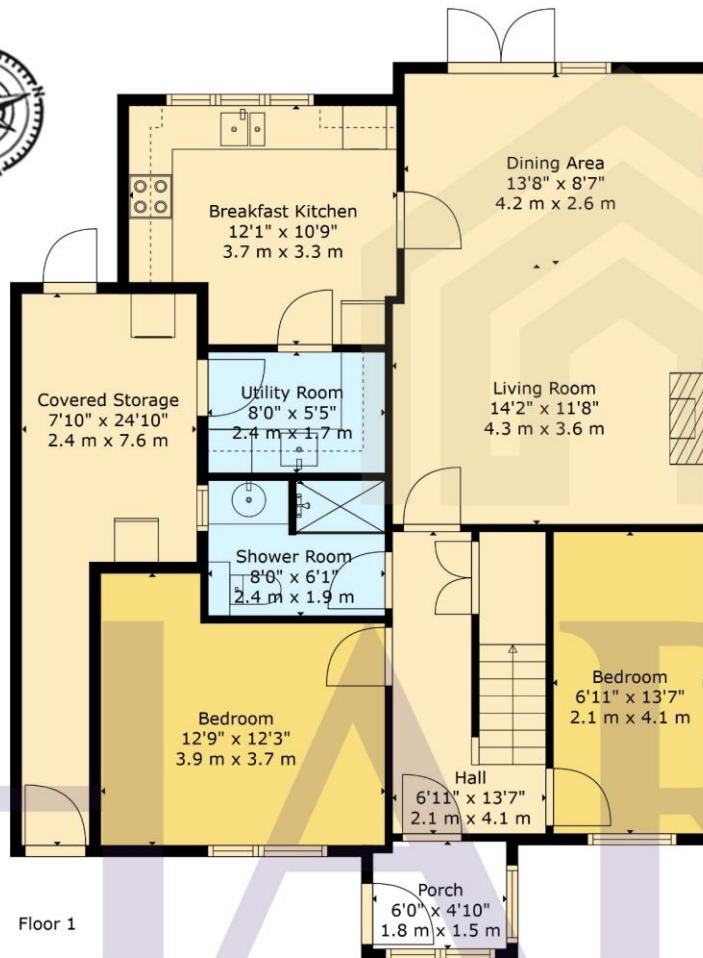
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

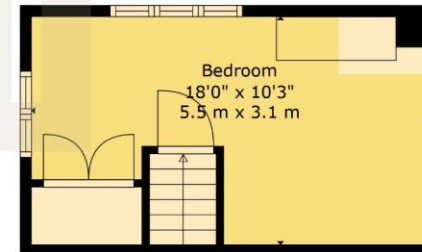








Floor 1



Floor 2

57 Meadow Road
Henley-in-Arden B95 5LB

EPC to follow

TOTAL: 1025 sq. ft, 95 m2

FLOOR 1: 851 sq. ft, 79 m2, FLOOR 2: 174 sq. ft, 16 m2

EXCLUDED AREAS: PORCH: 29 sq. ft, 3 m2, COVERED STORAGE: 134 sq. ft, 12 m2, LOW CEILING: 11 sq. ft, 1 m2,
WALLS: 99 sq. ft, 8 m2

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS