

**AP MORGAN**



**Brook End Drive, Henley-in-Arden,**  
Offers in excess of £425,000



### Features:

- Highly Desirable Location
- Extended Four Bedroom Terraced Home
- Very Large Drive for At Least 6 Cars
- Great Condition Throughout
- Added CCTV System and Electric Car Point
- Very Close to Local High Street
- Excellent Public Transport Links
- Very Good Local School Catchment

### Description:

Situated in the highly desirable location of Henley-in-Arden is this exceptional four-bedroom terraced home, presented in great condition throughout. The property has undergone a full renovation in 2020, followed by an extension completed in 2023, creating a modern and versatile family home. Additional features include a fully integrated CCTV system for enhanced security and a convenient ground-floor shower room.

The property is approached via an impressive and unusually large private driveway, providing off-road parking for at least six vehicles and benefiting from an electric car charging point. This generous frontage offers both practicality and a strong first impression.

Once inside, the interior briefly comprises a welcoming entrance porch leading into a spacious open-plan kitchen area, thoughtfully designed with ample worktop space and modern fittings, ideal for family living and entertaining. The kitchen flows seamlessly into the dining area, creating a sociable and functional layout.

A contemporary ground-floor shower room adds excellent practicality, while the ground floor also benefits from generous storage options. The recent extension enhances the living space further, allowing for flexible use to suit modern lifestyles.

To the first floor, the landing provides access to four well-proportioned bedrooms. Bedroom One is a generous double, with the remaining bedrooms offering excellent flexibility for family use, home working, or guest accommodation. The family bathroom is fitted with a modern suite including a bath, washbasin, and WC, completing the internal accommodation.

Moving outside, the property enjoys a landscaped rear garden featuring a patio area, ideal for outdoor dining, entertaining, or relaxing. The garden has been designed to offer both privacy and low maintenance.





#### Location

The property is ideally positioned within a very short walking distance of Henley-in-Arden High Street, offering an excellent selection of shops, eateries, and local amenities. Public transport links are superb, with the train station just a two-minute walk away, while easy access to major motorway networks further enhances the property's appeal for commuters. The home is also located in a very good schools' catchment.

#### Details:

**Porch** 6' x 3'3" (1.83m x 1m)

**Dining Room** 9'11" x 8'8" (3.02m x 2.64m)

**Kitchen Area** 14'7" x 13' (4.45m x 3.96m)

**Utility Room** 10'4" x 6'9" (3.15m x 2.06m)

**Shower Room** 5'3" x 4'11" (1.6m x 1.5m)

**Lounge Area** 11'7" x 8'8" (3.53m x 2.64m)

**Bedroom 1** 12'8" x 9'6" (3.86m x 2.9m)

**Bedroom 2** 9'5" x 9'5" (2.87m x 2.87m)

**Bedroom 3** 9'5" x 7'5" (2.87m x 2.26m)

**Bedroom 4** 9'5" x 8'4" (2.87m x 2.54m)

**Bathroom** 9'4" x 4'4" (2.84m x 1.32m)

**EPC Rating:** D

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



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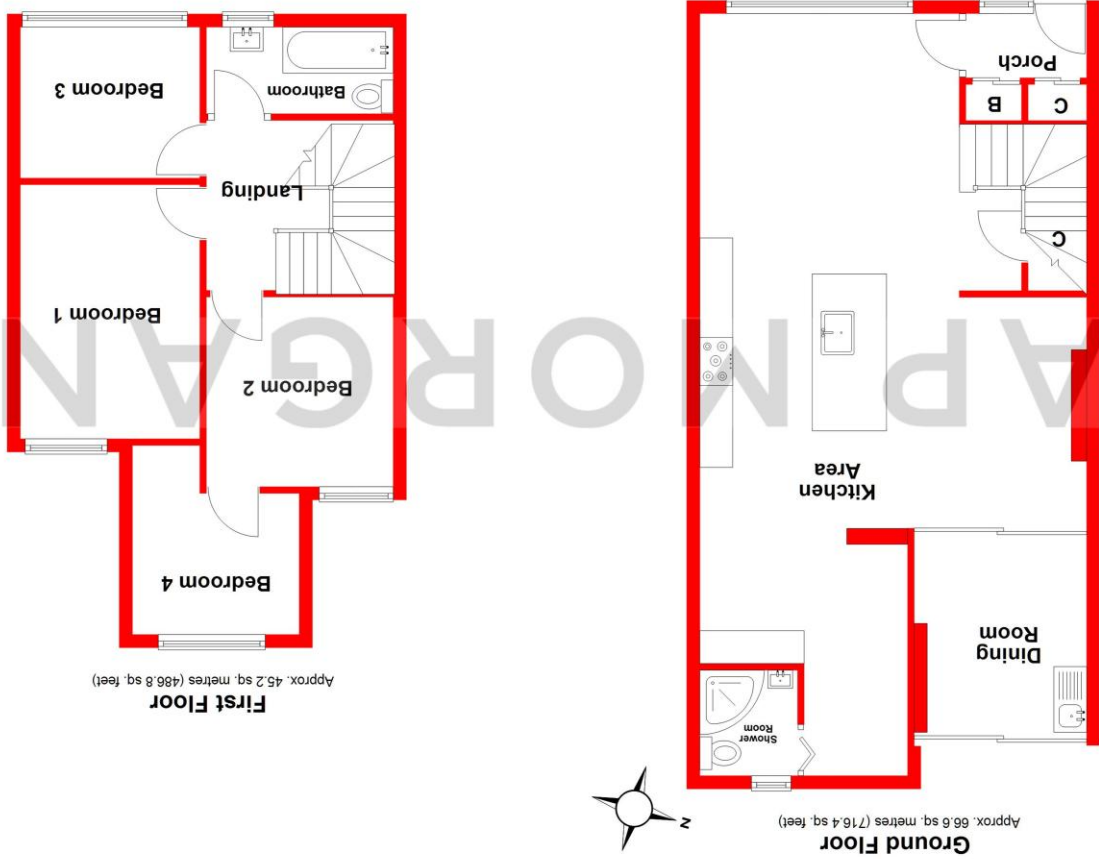
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