



Castle Close, Henley-in-Arden, B95 5LR

£350,000

Hawkins Patterson
ESTATE AGENTS

Call: Solihull 0121 705 1515
Henley-in-Arden 01564 795 757
Email: sales@hawkinspatterson.com
www.hawkinspatterson.com
Address: 110 High Street, Henley-in-Arden,
Warwickshire, B95 5BS

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Quietly situated, extended, 2 double bedroom Bungalow on the fringe of the Town. An easy 10 minute level walk along a footpath passed the Primary School into the High Street. Easily managed garden with woodland & countryside at the back.

APPROACH

Standing well back from the cul-de-sac with driveway flanked by lawn. Side door into porch with inner door opening into,

RECEPTION HALL

With Walnut laminate flooring. Rooms (in order)

BEDROOM ONE

Double room with Upvc window & radiator below.

BEDROOM TWO

As bedroom one.

OPEN PLAN LOUNGE / DINING / KITCHEN

An "L" shaped living area comprising,

LOUNGE

With marble fire surround & hearth, recessed log effect electric fire. Wide archway into,





DINING AREA

Walnut laminate flooring which extends into the kitchen. Upvc patio doors out to the garden. Breakfast bar forms the divide into the,

KITCHEN

Extensive range of units that provide base cupboards & separate drawer unit. Space for Range style cooker with hood & lighting above. Slimline dishwasher, under top fridge. Inset stainless steel sink & drainer with mixer tap below rear Upvc window. Worcester combination boiler. Downlights.

SHOWER ROOM

Beautifully re-appointed with full width shallow step shower with glass side. Wash basin & duel flush WC. Tiled floor. Chrome towel rail. Downlights & extractor.

GARAGE / UTILITY

Half glazed rear door into the garden. The rear section is fitted out as a utility area with cupboards & worktops. Recessed China sink & plumbing for a washing machine.

GARDEN

Steps up to the lawn with borders. Fully fenced with rear gate opening out into the woodland beyond.





