23 Heron Lane, Stratford-upon-Avon, CV37 9EG

- Four bedrooms
- Located at the end of a cul de sac
- Overlooking a green
- Ideal family home
- Conservatory
- Garage
- Off road parking
- NO ONWARD CHAIN

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Asking Price £475,000

Discreetly tucked away at the end of a quiet cul de sac and overlooking a green with mature trees is this four bedroom detached home. Located north of the river and benefiting from having been well-maintained by the current owner. The property offers a sitting room, dining/kitchen, utility, conservatory, four bedrooms, two bathrooms, garden, garage and off-road parking. NO ONWARD CHAIN

ACCOMMODATION

Accommodation - Entrance porch. Entrance hall. Sitting room with stone fireplace with pebble effect electric fire and mantle over. Dining/kitchen having matching base units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, integrated double oven, wine fridge and four ring gas hob with overhead extractor. Space for fridge freezer and dishwasher. Door to under-stairs walk-in larder. Door to utility, offering space for washing machine and tumble drier, wall mounted boiler, and access to the downstairs WC and door to side. Conservatory with solid roof offering a further door to the garden.

First floor with loft access to a partially boarded loft with ladder and light. Principle bedroom with fitted wardrobes, dressing area with further fitted wardrobes and access to refitted en suite, comprising large shower cubicle with rainfall shower head and additional hand held shower attachment, sink with vanity unit, WC and gravity-heated towel rail. Three further bedrooms. Bathroom, with shower over bath, sink with vanity unit, WC and airing cupboard, gravity-heated towel rail.

Outside to the rear is a garden mainly laid to lawn with shrub and hedge borders and a paved patio seating area, gated side access. To the front is a private driveway leading to the garage plus an additional parking space, shared with the neighbour and adjacent to the green opposite.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

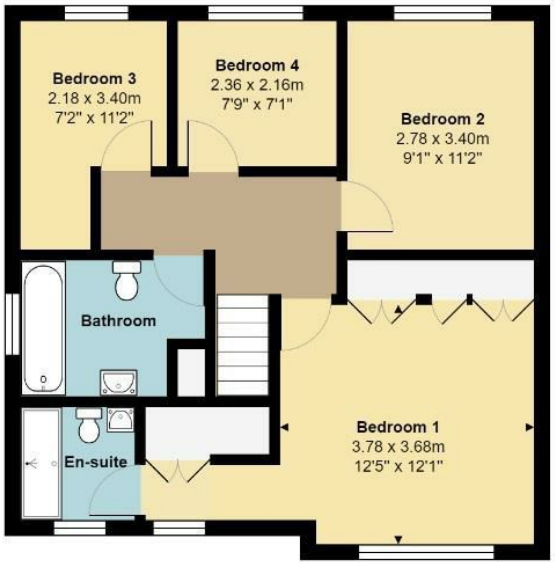
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

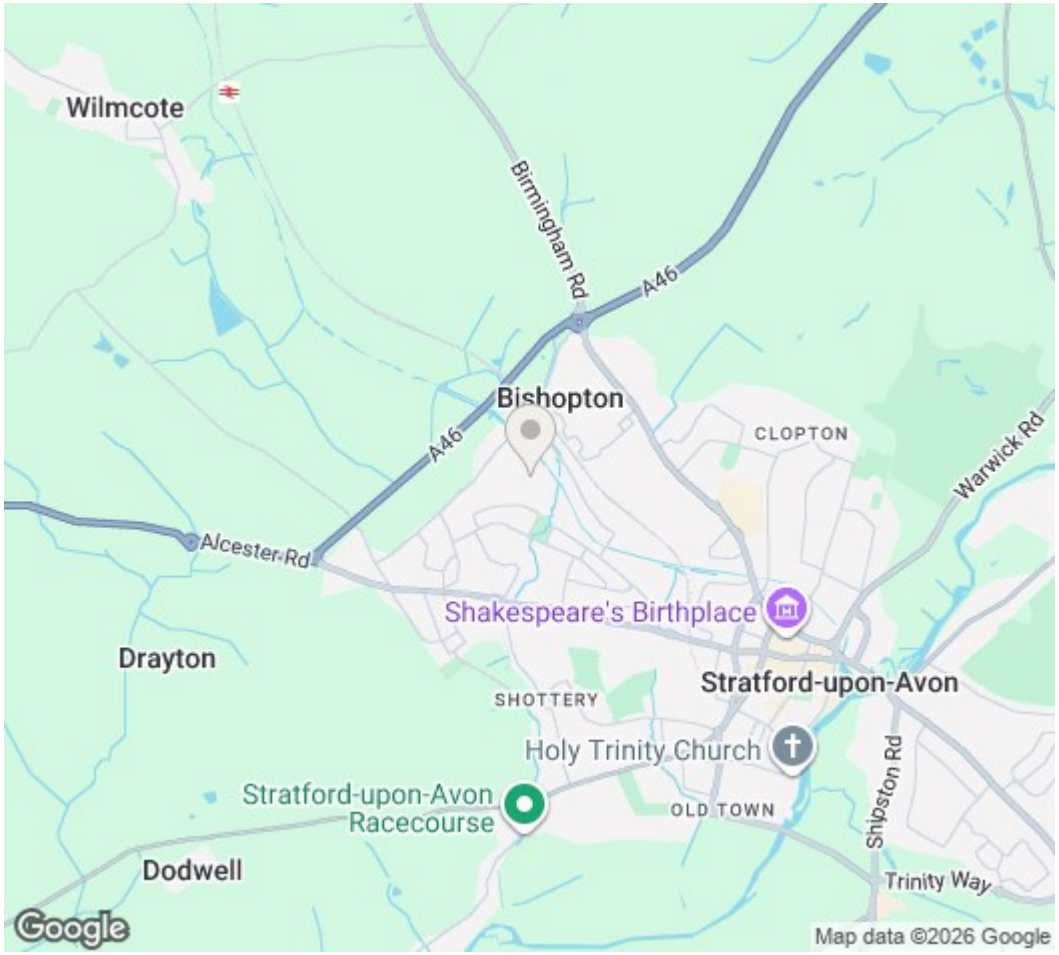
VIEWING: By Prior Appointment with the selling agent.

23 Heron Lane



Total Area: 124.6 m² ... 1341 ft²

All measurements are approximate and for display purposes only



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