



**7 Chingley Bank
Henley-in-Arden, Warwickshire B95 5LX
Offers In The Region Of £550,000**

Situated on a sought-after cul-de-sac in Henley-in-Arden, this light and spacious semi-detached family home is thoughtfully arranged over two floors. The well-proportioned accommodation includes four generous bedrooms and two bathrooms, featuring an en-suite shower room to the principal bedroom. Living spaces comprise a welcoming living room with a log-burning stove, a modern kitchen/dining room, a versatile home gym or study, a utility room and a downstairs WC. Outside, the property enjoys an attractive and private rear garden, while further benefits include driveway parking for several vehicles and located within walking distance of local amenities.

The popular and picturesque village of Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational facilities, a number of pubs and restaurants, and a dentist and doctors surgery. The property is also conveniently located for major road and rail networks, with the M42 (J3A) and M40 (J16) motorways located just 7 miles and 5 miles respectively, and the local railway station offering regular trains to Birmingham city centre and Stratford-upon-Avon.



Set back from the road behind a part block paved and gravelled driveway providing parking and access to the garage. A timber gate provides pedestrian access to the rear garden. A UPVC double glazed front door opens into:-

Porch

With tiled floor and timber obscure part glazed front door opening into:-

Entrance Hall

With radiator, staircase rising to the first floor, under-stairs storage cupboard and door opening into:-

Cloakroom

With low level W.C, radiator, UPVC double glazed obscure window to the side, built in storage cupboards with fitted shelving, wash hand basin, tiling to splash backs and feature wall panelling to half height.

Living Room

With feature UPVC double glazed bow window to the front, radiator and feature fireplace with log burner stove, slate hearth and timber mantle over, sliding 'Pocket Doors' open into the kitchen dining room.

Kitchen Dining Room

Modern fitted kitchen with a range of wall, base and drawer units with 'marble effect' worktops over. Inset 1/14 sink unit with chrome spray mixer tap over, integrated 'AEG' dishwasher, UPVC double glazed window overlooking the rear garden, built in 'AEG' eye level oven and grill, inset 4-ring gas hob with modern extractor hood over, integrated fridge/freezer. To the dining area is a feature panelled wall, radiator and UPVC double glazed french doors opening out to the rear garden.

Utility Room

Matching kitchen wall and base units with 'marble effect' worktops over, inset sink unit with chrome mixer tap, space and plumbing for automatic washing machine and tumble dryer, UPVC double glazed door with matching side window to the rear garden. Door opening into:-

Home Gym/Office

With radiator, wall cupboard housing the 'Worcester' gas fired combination boiler and door opening into:-

Garage Store

With hatch giving access to loft space, power and lighting, garage door (incorporating pedestrian door) for easy access.

First Floor

With UPVC obscure double glazed window to the side, hatch giving access to the loft and doors to four bedrooms and bathroom.

Bedroom One

With UPVC double glazed window to the front, radiator and fitted wardrobes. Door opening into:-

En-Suite

Shower unit with 'Triton' electric 'Drench Head' shower over with hand held attachment and glazed pivot door, vanity unit with inset wash hand basin and mixer tap over, low level W.C, feature wall tiling and extractor fan.

Bedroom Two

Large UPVC double glazed window overlooking the garden and roof tops beyond, radiator and fitted 4-door wardrobe.

Bedroom Three

Large UPVC double glazed window overlooking the garden and roof tops beyond, radiator.

Bedroom Four

UPVC double glazed window to the front, radiator and built in storage cupboard.

Family Bathroom

Modern Family bathroom comprising; bath with 'Triton' electric 'Drench Head' shower over, hand held attachment and glazed shower screen, vanity unit with inset wash hand basin with mixer tap over, feature tiling to walls, UPVC obscure double glazed window to the side, ladder style heated towel rail and extractor fan.

Rear Garden

A well-presented and private rear garden featuring a paved patio with steps leading down to a neatly laid lawn. The garden is enclosed on two sides by timber fencing, with mature conifer hedging to the third boundary, creating an excellent sense of privacy. A timber pedestrian gate provides side access to the front of the property. Additional features include an external cold water tap, outdoor power and lighting, and an attractive timber-framed bar, ideal for entertaining.

Additional Information

Services:

Mains electricity, gas, water and drainage are connected to the property.

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with EE, Three, Vodafone and O2 being rated 'Good outdoor, variable in-home' coverage.

For more information, please visit:

<https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band E

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded. Blinds, shutters, curtains, carpets and light fittings available by separate negotiation

Flood Risk:

This location is in a very low risk flood zone. For more information, please visit: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

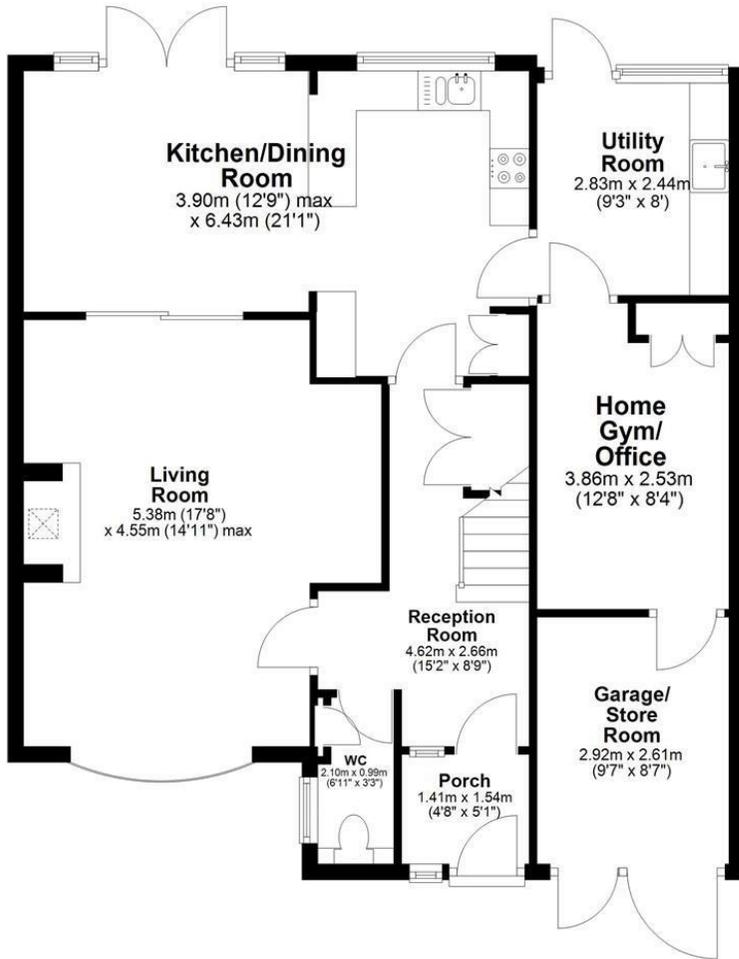
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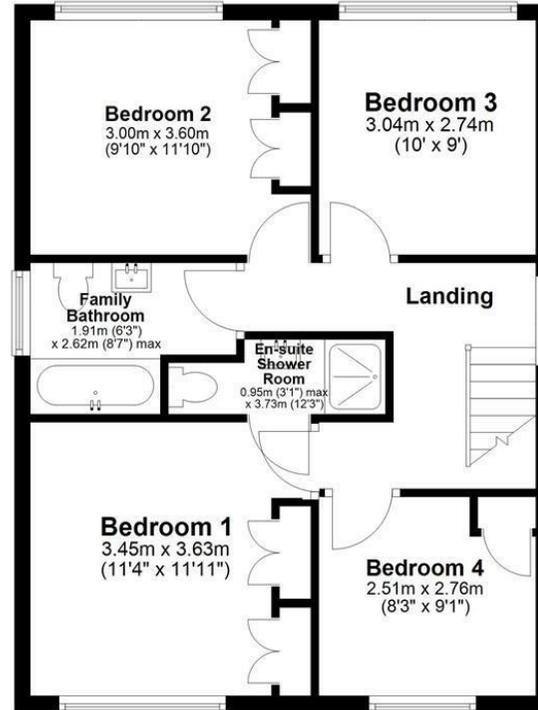
Ground Floor

Approx. 82.1 sq. metres (884.1 sq. feet)



First Floor

Approx. 55.4 sq. metres (596.1 sq. feet)



Total area: approx. 137.5 sq. metres (1480.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		65	78
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

