

25 The Croft, Henley-In-Arden
Warwickshire B95 5DY

Arranged over three storeys, this well-presented end of terrace townhouse briefly comprises; three bedrooms, two shower rooms, spacious lounge/dining room, and fitted kitchen. Externally, there is a driveway to the front with two parking spaces and a low maintenance courtyard garden at the rear.

The property is discreetly positioned within the highly sought-after development of The Croft, just a short stroll from Henley-in-Arden High Street.

The Croft is a small sought-after residential development, standing just off Henley-in-Arden High Street. Constructed in the late 1990's, the small select cul de sac is accessed via a private road and enjoys a quiet location. The many restaurants, pubs, shops, schools and doctor's surgery are easily accessed via a short walk. The nearby railway station provides links to Stratford upon Avon and Birmingham City Centre.

The popular and picturesque former market town of Henley-in-Arden provides a range of shopping and recreational facilities, a number of pubs and restaurants (including Greek, Indian, Italian and Thai), both primary and secondary schools, a dental practice 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. The railway station ("Henley-in-Arden") offers regular direct trains to Birmingham City Centre and Stratford-upon-Avon. Additionally, rail services to London Marylebone are available from Warwick Parkway railway station, which is located within easy reach.







£1,550 Per Month

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The property is set back from the road behind a block paved driveway, which provides parking for two motor cars. A paved footpath leads to a timber pedestrian gate that provides side access to the rear garden.

The timber front door opens into:

GROUND FLOOR

Entrance Hall
11'2" x 2'11" (3.41m x 0.90m)
With obscure double glazed window to the side, staircase rising to the first floor, and radiator. Door into:

Kitchen
8'5" (max) x 7'10" (2.58m (max) x 2.39m)
With double glazed window to the front, a range of wall, drawer and base units with square edged work surfaces over, inset sink with integrated draining grooves and chrome mixer tap over, built-in eye-level "Hotpoint" oven and grill, inset 4-ring "Neff" electric hob with extractor hood over, integrated fridge, built-in wine cooler, integrated "Hotpoint" slimline dishwasher, space and plumbing for a washing machine, tiling to splashback areas, radiator, and tiled flooring.

- From the entrance hall, there is a door into:

Lounge/Dining Room
22'10" x 11'11" (6.97m x 3.65m)
With double glazed bi-fold doors leading to the rear courtyard garden, feature fireplace with stone surround, inset 'living flame' gas fire and stone hearth, vertical panel radiator, and inset floor lighting. Door into:

Storage Cupboard
6'10" x 2'11" (2.10m x 0.90m)

FIRST FLOOR

Landing
10'0" x 6'6" (3.05m x 1.99m)
With obscure double glazed window to the side, staircase rising to the second floor, and radiator. Door into:

Airing Cupboard
Housing the "Megaflow Heatrae Sadia" hot water cylinder; with fitted shelving.

Bedroom Two
11'11" (into wardrobes) x 10'0" (3.65m (into wardrobes) x 3.07m)
With double glazed windows to the rear, 4-door sliding mirrored wardrobe with hanging rails, fitted shelving and drawer units, and two radiators.

Bedroom Three
11'11" x 8'1" (3.65m x 2.48m)
With double glazed windows to the front and two radiators.

Main Shower Room
9'3" (max) x 5'1" (2.82m (max) x 1.56m)
With 3-piece suite comprising; large walk-in shower unit with glazed folding door, mains fed 'drench head' shower and additional handheld attachment over, low level WC, feature glass-topped vanity unit with circular chrome wash hand basin and mixer tap over, extractor fan, shaving point, tiling to splashback areas, chrome ladder-style heated towel rail, and tiled flooring.

SECOND FLOOR

Landing
With obscure double glazed window to the side. Door into:

Bedroom One
11'11" x 11'9" (3.65m x 3.59m)
With double glazed windows to the front and two radiators. Door into:

Airing Cupboard
Housing the "Vaillant" gas-fired central heating boiler.

- From the bedroom, there is a door into:

Dressing Room
9'6" x 5'0" (2.92m x 1.54m)
With hatch giving access to the loft space, double glazed window to the rear, and 3-door wardrobe with hanging rails and fitted shelving. Opening into:

En-Suite Shower Room
6'7" x 6'3" (2.01m x 1.92m)
With obscure double glazed window to the rear, 3-piece suite comprising; shower cubicle with glazed door, mains fed 'drench head' shower and additional handheld attachment over, low level WC, pedestal wash hand basin and chrome hot-and-cold taps over, extractor fan, shaving point, tiling to splashback areas, and chrome ladder-style heated towel rail.

Rear Courtyard Garden
A mix of paved and decked areas with raised walled flower beds stocked with a range of plants and shrubs. The garden is bound on all sides by timber fencing and has outdoor lighting. To the side, there is a timber gate giving pedestrian access to the front of the property.

ADDITIONAL INFORMATION
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 is available from the four major providers (EE, O2, Three and Vodafone):
EE - Good outdoor
O2 - Good outdoor and in-home
Three - Good outdoor
Vodafone - Good outdoor, variable in-home

For more information, please visit: https://checker.ofcom.org.uk/.

Council Tax:
Stratford-on-Avon District Council - Band E

Flood Risk:
This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: https://www.gov.uk/check-long-term-flood-risk.

Services:
Mains drainage, electricity, gas and water are connected to the property. The heating is via a gas-fired combination boiler, which is located in the airing cupboard to the second floor.

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

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