

**AP MORGAN**



**Brook End Drive, Henley-in-Arden, Warwickshire**  
Offers in excess of £400,000

**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.

**Approach**

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.

**Ground Floor Accommodation**

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.

**First Floor Accommodation**

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.



## Outside

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)

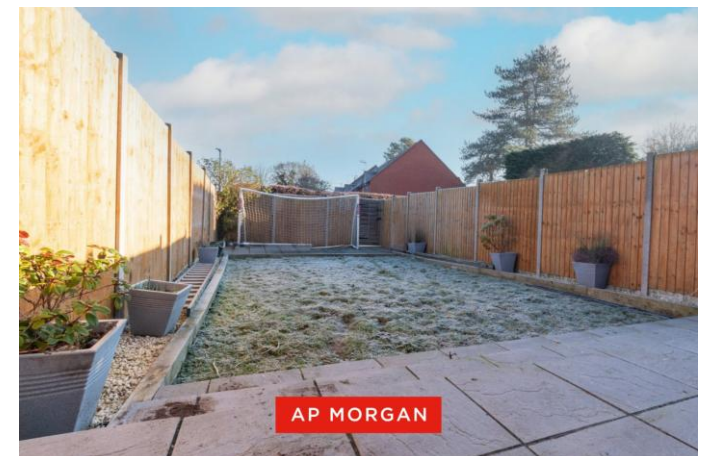
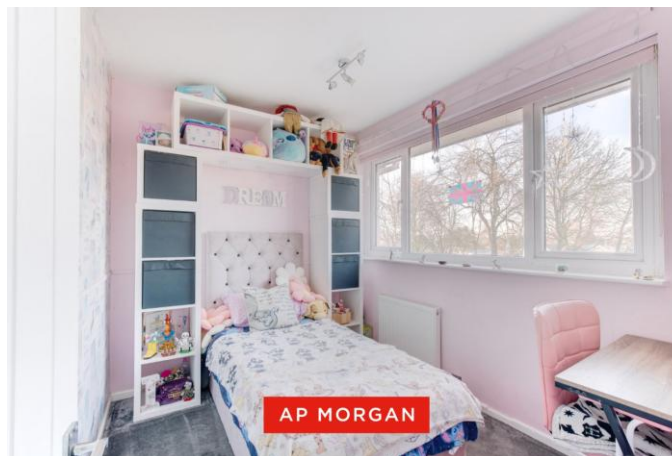
**Bathroom** 9'4" x 4'4" (2.84m x 1.32m)

**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.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

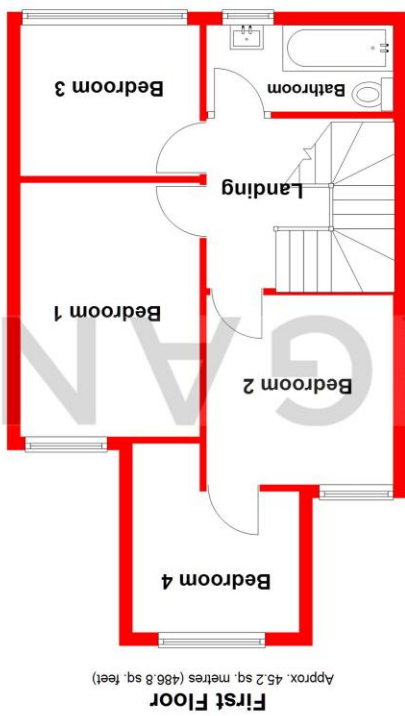
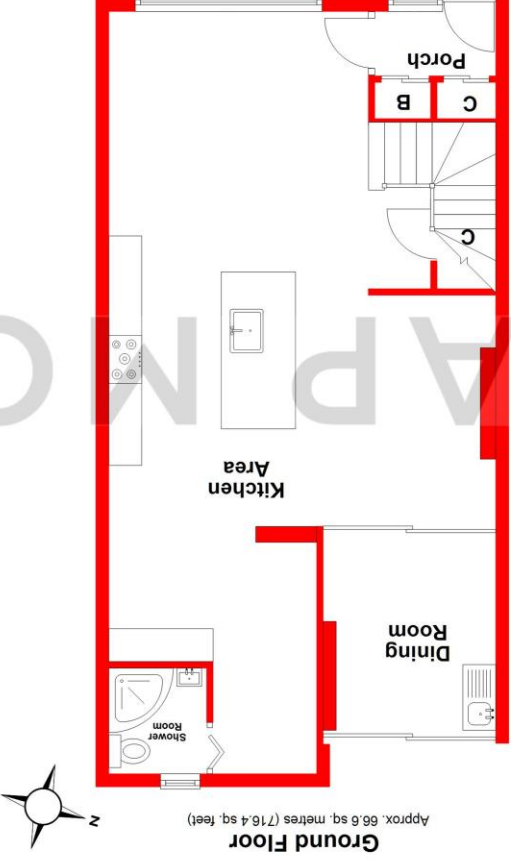
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 111.8 sq. metres (1203.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

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