



Elmdene Road, Kenilworth

£460,000

- Three Bedroom Semi-Detached House
- Reception Hall And Cloakroom
- Energy Rating D - 60
- Landscaped Rear Garden
- No Onward Chain
- Thorns/Park Hill Catchment
- Extended Dining Room
- Bathroom With Shower
- Driveway Parking And Garage
- Warwick District Council - Band D

Elmdene Road, Kenilworth CV8 2BW

A well situated sought after three-bedroom semi-detached house in one of Kenilworth's sought after residential positions within the Thorns/Park Hill School catchment and within walking distance of local facilities and amenities. The double glazed and gas centrally heated accommodation is complimented by a good-sized landscaped rear garden. The accommodation comprises: reception hall, fitted cloakroom, lounge and extended dining room/snug, fitted kitchen, three bedrooms two doubles, bathroom, garage, and a good-sized rear garden. The property is offered for sale with no onward chain and viewing is highly recommended.



Council Tax Band: D



The Property

A well situated sought after three-bedroom semi-detached house in one of Kenilworth's sought after residential positions within the Thorns/Park Hill School catchment and within walking distance of local facilities and amenities. The double glazed and gas centrally heated accommodation is complimented by a good-sized landscaped rear garden. The accommodation comprises: reception hall, fitted cloakroom, lounge and extended dining room/snug, fitted kitchen, three bedrooms two doubles, bathroom, garage, and a good-sized rear garden. The property is offered for sale with no onward chain and viewing is highly recommended.

Approach

Over a tarmac driveway to an open porch into the

Reception Hall

With inset matt, staircase rising to first floor with useful understairs storage cupboard housing the electric meter, side double glazed window, radiator, central ceiling light door to the

Cloakroom

With a two piece suite with low level w.c., wash hand basin, feature angled window to front, pine panelling to the walls, ceiling light and extractor fan.

Lounge

17'10" x 12'0"

Radiator, wall mounted feature electric fireplace, tv point, range of bespoke fitted book shelves with matching t.v stand, large picture window to front, and double doors into the

Dining Area

10'5" x 9'8"

With radiator, wall lights and feature arch into the

Snug

7'1" x 9'3"

With double glazed patio doors onto the rear garden, radiator and wall light point.

Kitchen

17'2" x 8'5"

With a range of fitted base and wall units with fitted drawers, appliance space for automatic washing machine, dishwasher and tall fridge/freezer, integrated Creda eye level electric fan assisted oven with separate grill, radiator, ceramic tiling to splashback, two ceiling strip lights, stainless steel sink unit with mixer tap, double glazed window to side and rear with double glazed door.

First Floor Landing

With banister rails, side double glazed window, built in airing

cupboard/storage, access to the insulated and boarded loft space with retractable ladder housing the Valiant combination boiler servicing the hot water and central heating, door to

Bedroom

12'9" x 11'2"

With double glazed window to front, radiator, ceiling light, two sets of built in double wardrobes to either side of the vanity unit with matching cupboards above, further built in cupboard with shelving.

Bedroom

10'6" x 11'2"

With double glazed window to rear, radiator, built in double wardrobe cupboard with hanging and shelving.

Bedroom

9'9" x 6'10"

With double glazed window to front, radiator, ceiling light, built in over bulk head storage cupboard/wardrobe with shelving and matching cupboard above.

Bathroom

With a three piece white suite with pedestal wash hand basin, low level w.c., panelled corner bath with Triton electric shower over with curved shower screen, ceramic tiling to floor and walls, mirrored vanity cabinet, extractor fan, radiator, opaque double glazed window to rear.

Rear Garden

The rear garden is of good proportions with a raised decked patio area with steps down to a gravelled and block edged and gravelled walkway with patio with pergola walkway, flower beds and shrubbery borders, rear central lawn, and summerhouse. Enjoying a good degree of summer privacy.

Garage

Adjoined with next doors garage with metal up and over door to front, rear window, power and light connected with rear work bench and wall mounted cupboards.

Front

To the front of the property is an inset flower boarder with shrubs and plants, tarmac front and side driveway providing ample car parking space, leading directly to the garage and side gate to the garden.

Fixtures And Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



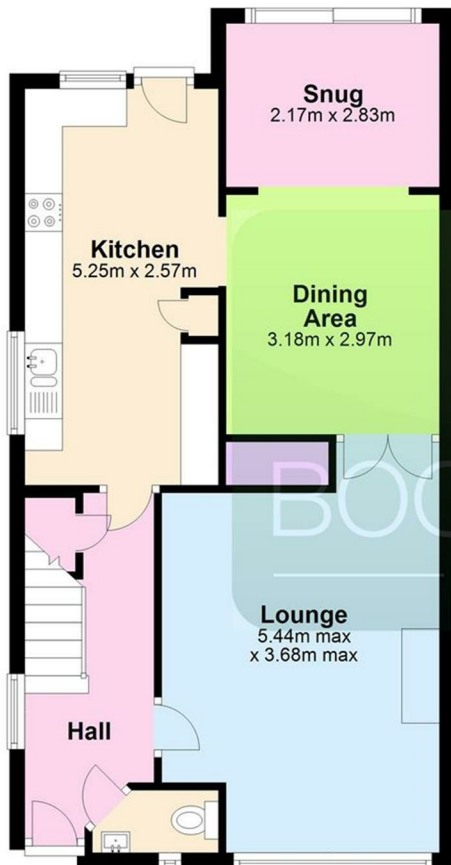
Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 58.3 sq. metres



First Floor
Approx. 42.8 sq. metres



Total area: approx. 101.1 sq. metres