



## Elmdene Road, Kenilworth. CV8 2BX

£475,000

- Well Presented Three Bedroom Semi Detached House
- Attractive Rear Gardens With Patio
- Refitted Four Piece Bathroom Suite
- Gas Central Heating And Double Glazing
- Three Well Proportioned Bedrooms
- Generous Through Lounge With Conservatory
- EPC Rating D - 62
- Driveway And Detached Garage
- Fitted Modern Shaker Style Kitchen
- Warwick District Council Tax Band D



# Elmdene Road, Kenilworth. CV8 2BX

A well appointed three bedroom family home located on this highly desirable road in Kenilworth which is Ideally located for Kenilworth Secondary School. The property benefits both double glazing and gas central heating and has accommodation that comprises a reception hallway with cloakroom/wc. The through lounge has a stone fireplace and quality engineered flooring. From the lounge is a conservatory that opens onto the rear patio and gardens. The kitchen is fitted with shaker style units and includes the oven and dishwasher. On the first floor are three well proportioned bedrooms and a recently refitted bathroom with a separate shower cubicle.

Outside is a driveway that provides hardstanding for a number of vehicles and leads to a detached brick garage. The mature rear garden has a formal lawn with well stocked borders.

Viewing is highly recommended to appreciate all this fine home has to offer.



Council Tax Band: D



### Entrance Hallway

Entered through a composite door with obscure side light window. Dogleg staircase rises to the first floor with a window on the turn. Understairs storage cupboard, radiator and doors off to:

### Cloakroom

Having a close coupled w.c., wash hand basin, tiled flooring and a frosted window to the side.

### Through Lounge

10'6" x 25'3"

Having solid Oak flooring and window to the fore with a radiator beneath. The focal point is provided by a stone effect fireplace with matching hearth and housing a coal effect gas fire. Further radiator and patio door into the conservatory.

### Conservatory

9'3" x 13'1"

Having a tiled floor and vaulted glass ceiling. Radiator and double doors onto the garden and patio.

### Kitchen

10'0" x 10'2"

Fitted with a comprehensive range of shaker style wall and base units. The base units have a wood block effect work surface with an inset stainless steel sink unit set beneath the window to the rear. There is an oven, plumbing for automatic washing machine and a built in dishwasher and spaces for a tumble dryer and an upright fridge freezer. Tiling to the splashbacks and floor. Radiator and further window to the side.

### Landing

With access to loft void and doors off to:

### Bedroom One

10'5" x 10'7"

Double glazed window to the fore with a radiator beneath.

### Bedroom Two

10'5" x 14'5"

Double glazed window to the rear with a radiator beneath and fitted wardrobes to one wall.

### Bedroom Three

9'10" x 8'9"

Window to the rear with a radiator beneath.

### Bathroom

6'5" x 7'11"

Recently refitted with a modern white suite that comprises a panelled bath with a thermostatic shower over, corner shower cubicle with a further thermostatic shower with an extractor, a vanity wash hand basin and concealed cistern wc. Chrome heated towel rail tiling to full height and splashbacks and twin obscure windows.

### Driveway

The tarmacadam driveway provides hardstanding and leads to the detached garage.

### Foregarden

The property is set behind a dwarf wall to the front boundary and has a large rockery with mature trees.

### Rear Garden

Having a large patio that leads directly from the house and flows into the formal lawn with shrub borders. The garden is enclosed with privet hedging and panelled fencing. With a number of mature trees, rambling roses and fragrant honeysuckle. A side gate leads from the driveway and there is further gated access to the side driveway.

### Side Garage

With twin doors and power and lighting laid on.

### Services

All mains services are connected

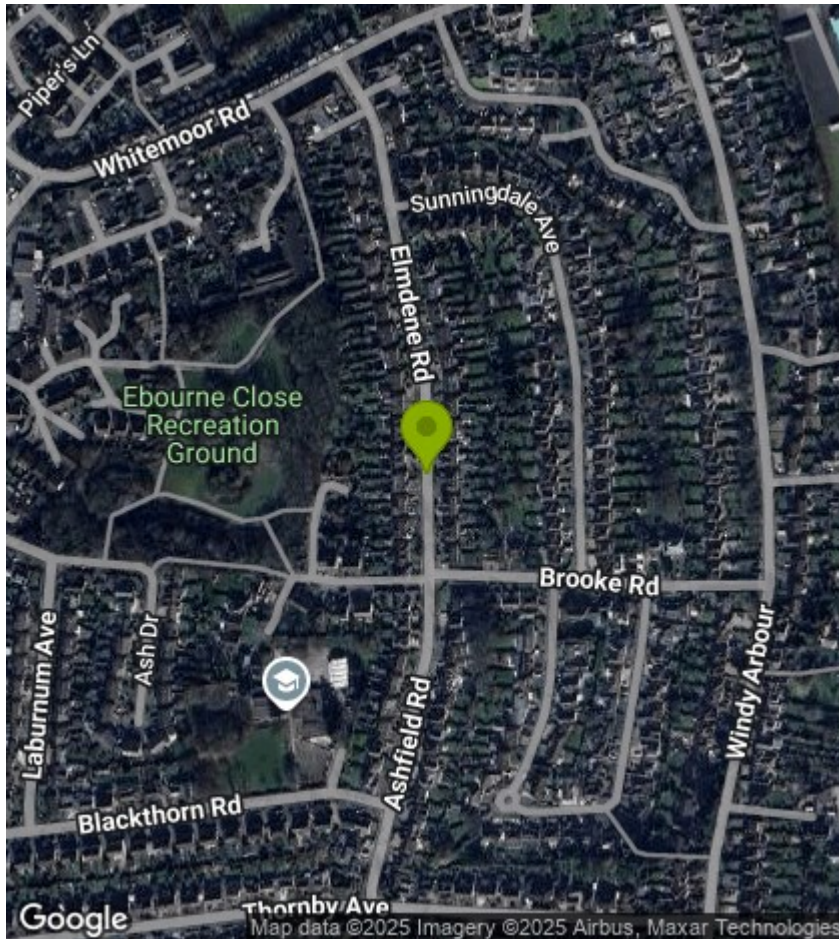
### Tenure

The property is Freehold

### 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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



LOCATION  
Elmdene

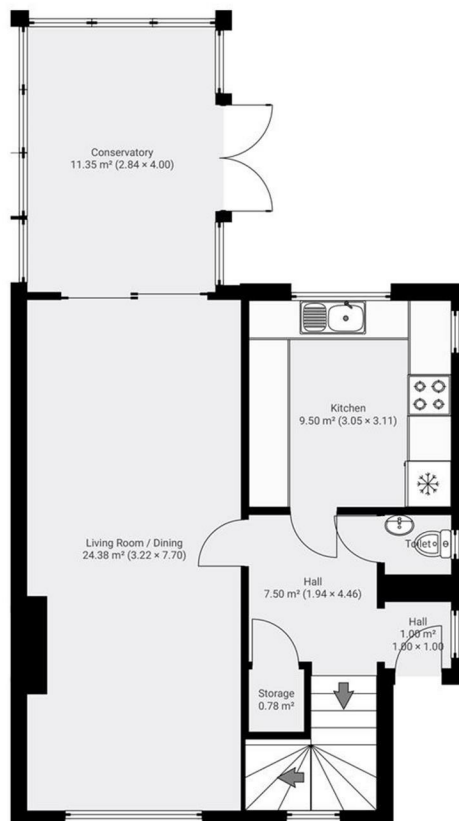
DETAILS  
Total area: 99.58 m<sup>2</sup>  
1072 sq.ft



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatium.

0.0 0.5 1.0 1.5 2.0 2.5m  
1:75

### ▼ Ground Floor TOTAL AREA: 55.37 m<sup>2</sup>



### ▼ 1st Floor TOTAL AREA: 44.21 m<sup>2</sup>

