



Elizabeth Way, Old Town, Kenilworth. CV8 1QP

£725,000

- Spacious Two Bedroom Detached Bungalow
- Extended Fitted Dining Kitchen With Appliances
- Offered With No Onward Chain
- Twin Driveway And Single Garage
- Attractive Old Town Cul-De-Sac Location
- Two Modern Bathrooms(One En Suite)
- EPC Rating D - 62
- Rear Lounge And Separate Study
- Situated In Old Town Kenilworth Adjacent To Abbey Fields
- Warwick District Council Tax Band E

Elizabeth Way, Kenilworth CV8 1QP

A rare gem in the heart of Old Town Kenilworth – Extended detached bungalow with no onward chain

Nestled in one of Kenilworth's most sought-after locations, this beautifully extended detached bungalow offers a rare opportunity to enjoy a relaxed and vibrant lifestyle just moments from Abbey Fields, historic Kenilworth Castle, and an array of charming bars, cafés, and restaurants right on your doorstep.

This well-appointed home is offered with no onward chain and boasts a thoughtfully extended layout, featuring a spacious lounge and a stunning framed dining kitchen complete with integrated appliances – perfect for entertaining or enjoying family life.

There are two double bedrooms, each fitted with built-in furniture, and two bathrooms including a stylish en suite to the principal bedroom. A separate study provides the ideal space for home working or hobbies.

Externally, the property continues to impress with two driveways, a detached garage, and a neatly maintained garden offering privacy and tranquility.

With its unbeatable location, versatile living space, and practical features, this is a bungalow that truly has it all.

Great location. Great bungalow. Not to be missed.



Council Tax Band: E



Approach

Approached over a block paved driveway with a footpath to the front door.

Entrance Hallway

Entered through a uPVC door and having laminate flooring radiator and access to loft void. Doors lead off to

Lounge

12'0" x 17'4"

Featuring a picture window and a door leading to the rear garden. It includes a stone fireplace with a matching hearth and housing a coal-effect gas fire and a radiator. There are steps leading down to the dining area.

Fitted Kitchen

30'2" x 8'3"

The kitchen is fully equipped with a variety of framed units for both the walls and the base. The base units feature a bevelled granite countertop with matching upstands, and there is a sink unit beneath the front window. A built-in dishwasher, washing machine, and fridge/freezer are positioned alongside a double oven. The kitchen also includes an induction hob with a brushed steel extractor canopy above. Additionally, the wall units are fitted with pelmet lighting and include a microwave at eye level.

Dining Area

Having patio doors onto the rear garden, laminate flooring and a radiator to the side. The dining area opens into the fitted kitchen.

Study

12'0" x 12'0"

There is a window and door at the rear, a radiator, and fitted office furniture including a desk and cabinets. Additionally there is a built-in storage cupboard housing the Vaillant central heating boiler.

Bedroom One

11'7" x 12'1"

Window at the front with a radiator below. A bank of fitted wardrobes along one wall, complemented by a matching chest of drawers and bedside cabinets. Door leading into the:

En Suite Shower Room

The shower room is fully tiled and features a close-coupled WC, a vanity wash hand basin, and a corner cubicle with a thermostatic shower. It includes a heated towel rail and a frosted window.

Bedroom Two

9'6" x 12'0"

Window at the front with a radiator underneath. Fitted wardrobes with matching bedside cabinets and overhead storage.

Bathroom

The bathroom is fitted with a modern suite that comprises a panelled bath with electric shower and screen over, vanity wash hand basin and a close coupled wc. Frosted window to the fore and tiling to floor and splashbacks. Heated towel rail and extractor fan.

Rear Garden

The paved rear garden is terraced with well stocked mature borders. Enclosed with feather edge fencing there is side pedestrian access and steps to the garage.

Garage And Store

Situated behind the garage is a brick store with power and lighting. The garage has remote door access.

Two Driveways

There are two driveways providing hardstanding for two vehicles to either end of the bungalow.

Tenure

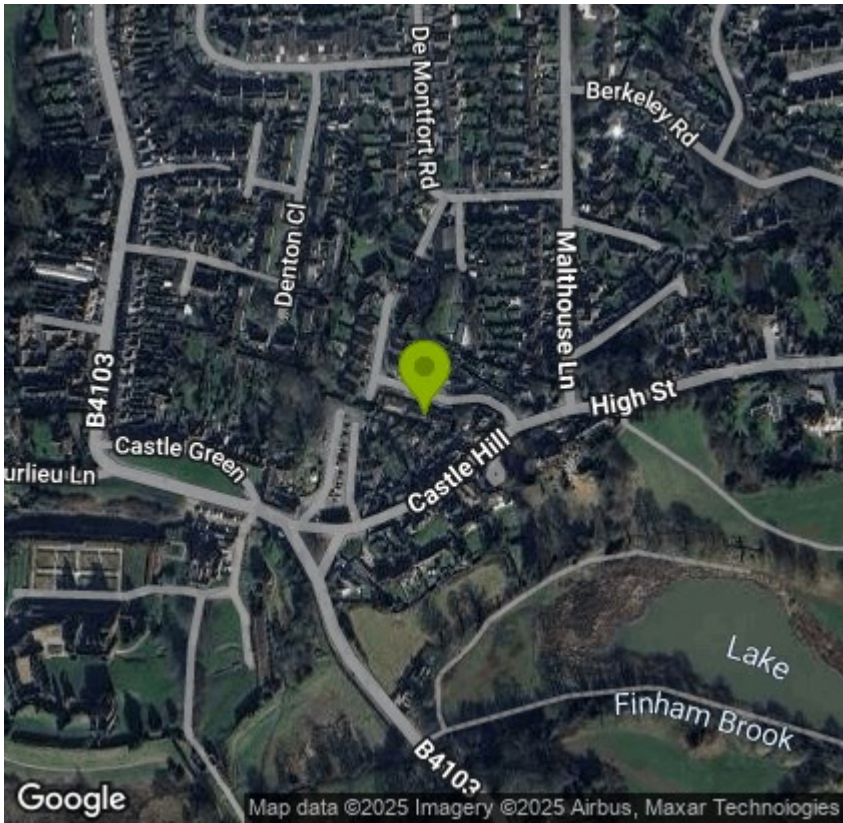
The property is freehold.

Services

All mains services are connected.

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.

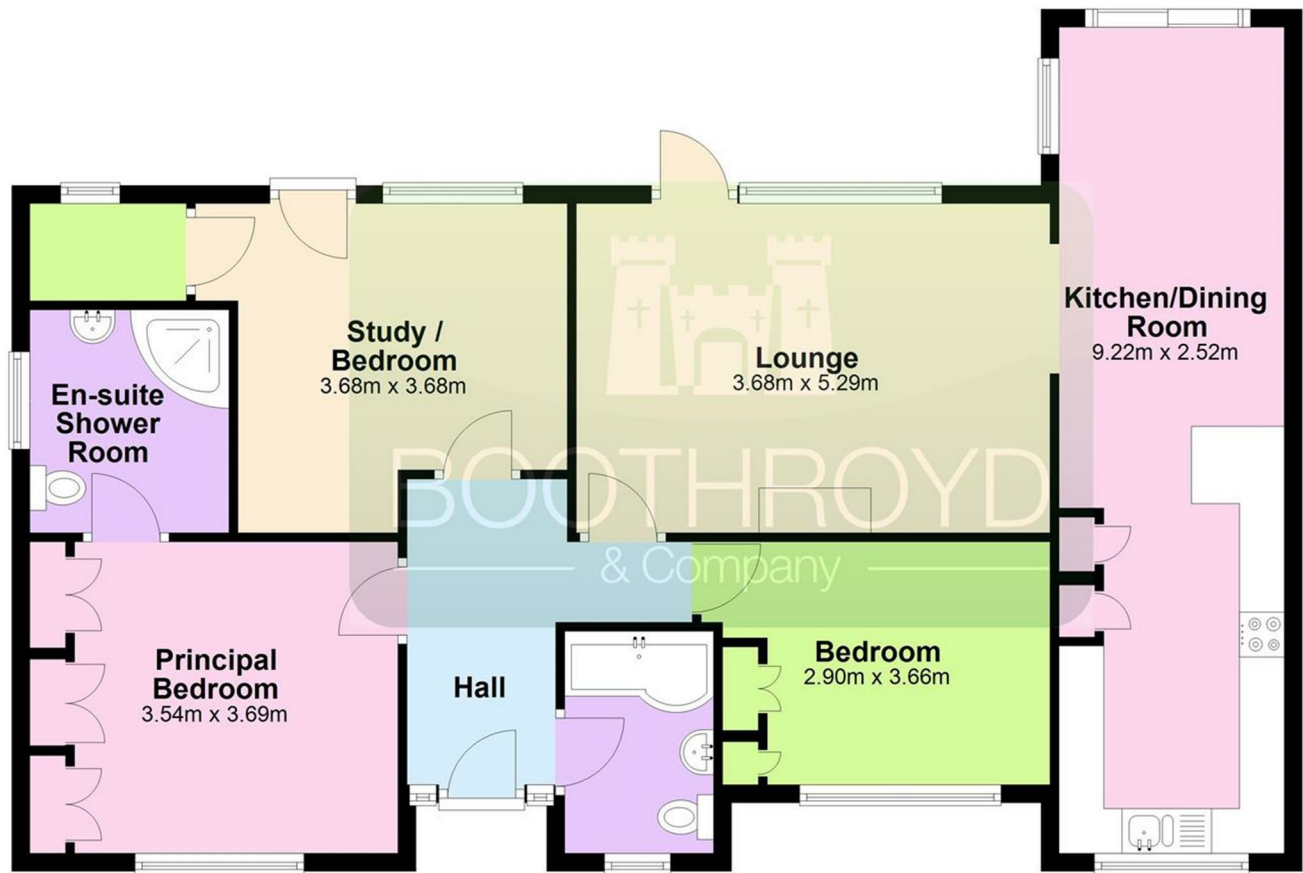
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(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. 103.1 sq. metres



Total area: approx. 103.1 sq. metres