



Avenue Road, Kenilworth

£625,000

- 4 spacious bedrooms
- Victorian semi-detached house
- Charming period features
- Near parks, green spaces and the Castle
- Ideal family home
- 2 modern bathrooms
- Located near the Old Town
- Close to local schools
- Easy access to transport links
- Viewing recommended

Avenue Road, Kenilworth, CV8 1AW

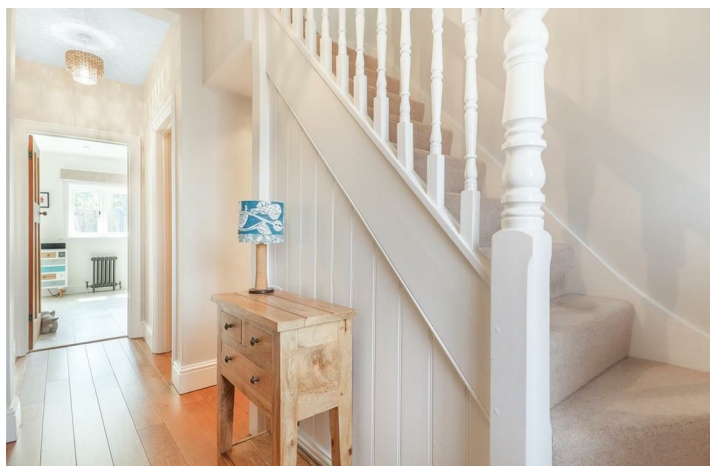
Nestled on Avenue Road in Kenilworth, this charming semi-detached Victorian house perfectly blends classic elegance with modern living. It features four spacious bedrooms, including one with an en-suite, making it ideal for families.

One of the home's highlights is its proximity to the historic Kenilworth Castle, where residents can enjoy scenic strolls and immerse themselves in local history. Additionally, it falls within the catchment area for Priorsfield Junior School, appealing to families seeking quality education.

With its beautiful Victorian architecture, period features, and a private garden for relaxation or entertaining, this property offers a unique opportunity to own a piece of Kenilworth's history. Its prime location and family-friendly amenities make it a fantastic choice for those seeking a vibrant community. Don't miss the chance to make this charming house your new home.



Council Tax Band: E



Approach

Along a block-paved driveway, with a front garden wall and picket fence, leading to an open porch that features a brick pillar, a courtesy light, and a panelled, opaque-glazed front door.

Hall

Wooden flooring, stairs leading to the first floor with an understairs cupboard that has shelving, a wall-mounted alarm control pad, a feature front opaque glazed porthole window, and a feature cast iron Victorian-style radiator. Door to,

W.C.

Featuring a two-piece Porcelanosa white suite with an encased low-level WC, a wall-hung wash hand basin with a chrome mixer tap and tiled splashbacks, an extractor fan, a heated towel rail, and tiling.

Office

8'1" x 9'5"

The room features a bay window at the front, a cast iron radiator, a ceiling light, and a matching desk with shelving.

Living Room

11'2" x 12'11"

Featuring exposed original floorboards, a wood-burning stove, a fireplace, a cast iron radiator, fitted cupboards, and shelving, this space also includes a telephone point, TV aerial point, and a bay window at the front elevation.

Quality Dining Kitchen

26'8" x 13'0"

The kitchen has been extensively updated with matching grey high-gloss units and Corian work surfaces, featuring an inset sink with chrome mixer tap and an additional moulded sink. A Siemens double electric oven is built into the wall, and the island has drawers and is equipped with a Miele dual electric hob, gas hob, and wok burner, along with a Siemens electric extractor hood.

It includes an integrated dishwasher, space for a fridge freezer, and is heated by cast iron radiators with LED downlighting. The kitchen has two windows facing the rear and bi-fold doors leading to the garden, providing ample space for a breakfast or dining table.

Lounge (Snug)

11'2" x 12'2"

With an additional door to the hall, exposed original floorboards, a TV point with a built-in cupboard below, a feature open fireplace with a cast iron inset, marble surround and tiled hearth, radiator, fitted shelving and cupboards, and an archway leading through to the breakfast kitchen.

Utility Room

8'1" x 5'3"

The space features ceramic tile flooring and wall-mounted grey high-gloss wall units. It includes marble-effect work surfaces with rounded edges, a single circular stainless steel sink with a mixer tap, and space with plumbing for a washing machine. There is also a heated towel rail, a convenient boot storage drawer, and an additional storage cupboard, perfect for items like a vacuum cleaner.

First Floor Landing

Featuring a matching bannister rail and spindles, a ceiling light, access to insulated and boarded loft space, and a door to.

Double Bedroom One

14'5" x 15'0"

Twin Victorian-style cast iron radiators, telephone point, TV aerial point, two windows to the rear, and a door to the:

Ensuite

The bathroom features a Porcelanosa white suite, which includes an encased low-level W.C. and a large, eye-catching wash hand basin with a freestanding chrome mixer tap. It also boasts a walk-in wet room equipped with a rainhead shower and additional chrome shower attachments. The space is well-lit with LED downlighters and includes an extractor fan. Porcelain tiles cover both the walls and floor.

Double Bedroom Two

11'3" x 12'3"

The room features a Victorian-style cast iron radiator, a decorative fireplace, and a window at the rear.

Double Bedroom Three

11'3" x 11'2"

This room features a Victorian-style cast iron radiator and a front-facing window, along with a ceiling light.

Bedroom Four

7'2" x 7'7"

With victorian style cast iron radiator and a window to the front.

2nd Study/Dressing Room

6'3" x 6'9"

With built-in double wardrobes, Victorian cast iron radiator and wooden window to the front.

Luxury Reffited Bathroom

This luxurious three-piece suite has recently been refurbished and features an encased low-level W.C., a stylish wall-hung vanity wash basin with a drawer below and attractive tiled splashbacks. The suite includes a panelled bath equipped with a mains-fed shower that has chrome fittings, twin shower heads, and a rain shower option. Additional highlights include a heated chrome towel rail, porcelain tiles on the floor and walls, a wall-mounted vanity cupboard, an opaque double-glazed window on the side, and an extractor fan.

Rear Garden

With a desirable south-facing rear aspect, patio, raised beds with retaining railway sleepers. The lawn area features borders with various shrubs and plants, a useful timber garden shed, courtesy lighting, a cold water tap, and a convenient side gated access.

Tenure

The property is freehold.

Services

All mains services are connected;
Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

14 Mbps

Superfast

72 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

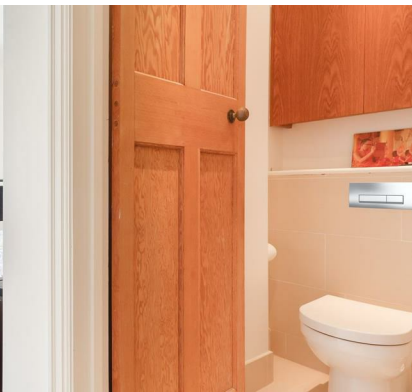
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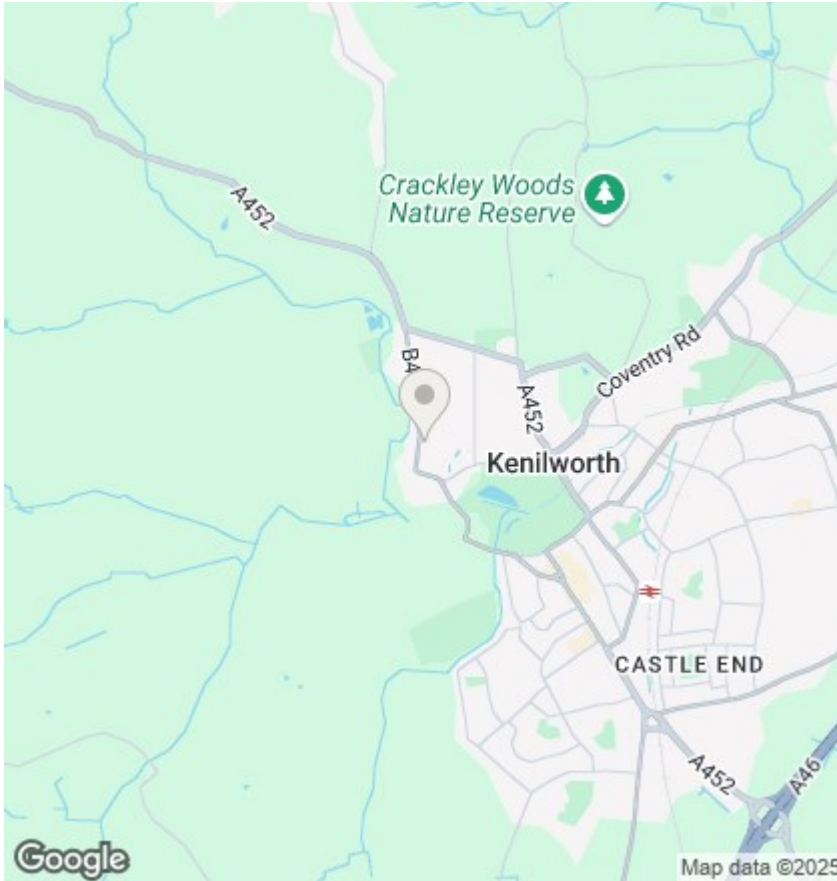
Virgin

Fixtures & Fittings

All fittings and fixtures 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		78
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



LOCATION
Main Road

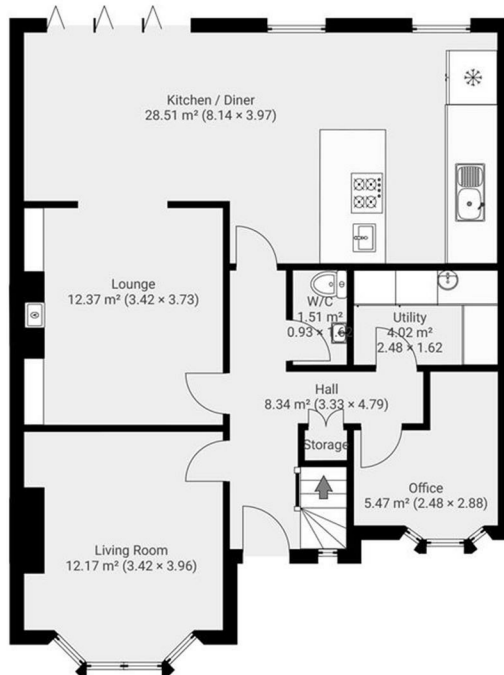
PLANNED
Total area: 132.55 m²
1426.7 sq.ft



Dimensions provided in this floor plan are for guidance purposes only and may not be entirely accurate due to scaling, construction variances, and logical constraints. This plan should be used as a guide to the property's layout and not for precise measurements. Estate agents accept no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using our plan, you agree that Estate agents is not responsible for any discrepancies between the plan and the actual property dimensions. Floor plan created by Estate agents.

1 2 3m
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▼ Ground Floor TOTAL AREA: 72.71 m²



▼ 1st Floor TOTAL AREA: 59.84 m²

