



## Arden Road, Kenilworth

Offers Over £650,000

- Spacious three-bedroom bungalow
- Bright reception room
- Warwick District Council Tax Band D
- Total renovation with extension
- Ideal family home
- Two modern bathrooms, one being ensuite
- Detached for privacy
- Corner plot with private landscaped garden
- Easy access to transport
- Viewing highly recommended



# 34 Arden Road, Kenilworth CV8 2DU

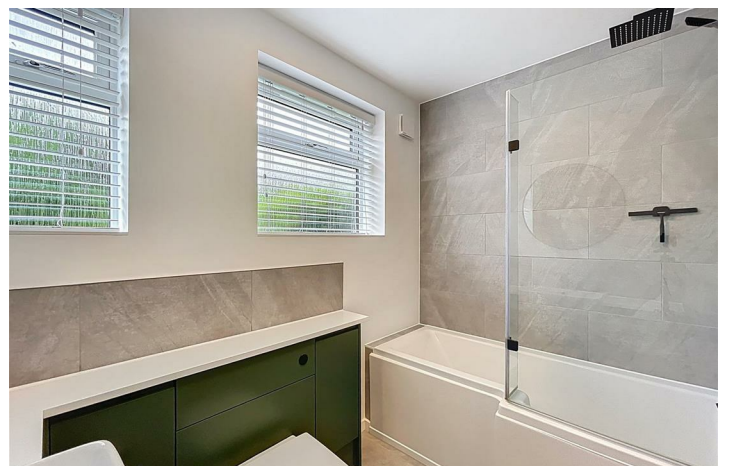
Nestled on the charming Arden Road in Kenilworth, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned double bedrooms, this property is ideal for families or those seeking a downsize. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The bungalow features two modern bathrooms, with one being an ensuite, ensuring ample facilities for all residents. The layout is thoughtfully designed, promoting a sense of openness and flow throughout the living spaces.

Set in a desirable location, this property benefits from the tranquillity of suburban life while being within easy reach of local amenities, schools and parks. The surrounding area is known for its friendly community and picturesque surroundings, making it an excellent choice for those looking to settle in a vibrant neighbourhood.

This bungalow is not just a house; it is a place where memories can be made. With its appealing features and prime location, it presents a wonderful opportunity for anyone looking to embrace a comfortable lifestyle in Kenilworth.



Council Tax Band: D



### **Approach**

Over a tarmac and block edged driveway with Cotswold stone chippings.

### **Enclosed Porch**

With feature ceramic tiling to floor, composite front door with opaque inset, window to the front, ceiling light, and oak panelled and glazed door into the

### **L Shaped Entrance Hall**

With wood laminate flooring, radiator, ceiling light, airing cupboard housing the Baxi combination boiler servicing the hot water and central heating, fitted shelving and opening to the

### **Living Room**

Open-plan living room with wood laminate flooring, radiator, window to front, feature wood panelled chimney breast, and ceiling lights.

### **Extended Kitchen**

The L-shaped kitchen area is thoughtfully designed with a variety of marine blue fronted, handle-less base and wall units, complemented by 20mm quartz work surfaces and matching upstands. It includes integrated appliances, featuring a five-ring stainless steel gas hob with an illuminated stainless steel extractor hood, a double fan-assisted oven with grill, an integrated fridge freezer, as well as a washing machine and tumble dryer. The space is enhanced with LED downlighters and wood laminate flooring, and it also boasts a peninsula breakfast bar with two stools, alongside a quartz composite one and a half bowl sink fitted with a chrome mixer tap, which opens to the.

### **Breakfast/Dining Area**

With feature ceiling sky lantern space for breakfast or dining table, double glazed window to side and French doors with matching insets on either side onto the patio.

### **Double Bedroom One**

With a window to the front, a ceiling light and radiator with a door leading to,

### **Ensuite**

With a three-piece white suite with low-level w.c, vanity wash hand basin with chrome mixer tap and ceramic tiled splashback, LED ceiling light, walk in shower enclosure with Triton electric shower.

### **Double Bedroom Two**

With a window to the rear, ceiling light and a radiator.

### **Bedroom Three/Reception Room**

With a window to the rear, ceiling light and a radiator.

### **Bathroom**

A stylish three-piece white suite featuring a low-profile encased toilet, a coordinating vanity wash basin with an underneath cupboard, and elegant 30mm quartz countertops. It includes a P-shaped bath equipped with powder-coated black mixer taps and a matching mains-fed shower above, complete with a rain head and a fixed glazed shower screen. The space is adorned with grey porcelain tiles on both the floor and walls, a ceiling light, a sleek black heated towel rail, and an opaque window on the side.

### **Garage**

With metal up and over door to front, power and light connected, wall-mounted 18th edition electric isolation unit, electric and gas meters, door to rear Lobby offering extra storage and door to w.c., with window to side and quarry tiled floor.

### **Garden**

Attractive landscaped gardens to three sides, enclosed by perimeter fencing and hedging with patio and pathway with railway sleeper edged borders, nice variety of shrubs and plants, with gate onto Hermitage Way, outside courtesy lighting, electric power points and a cold water tap.

### **Tenure**

The property is freehold

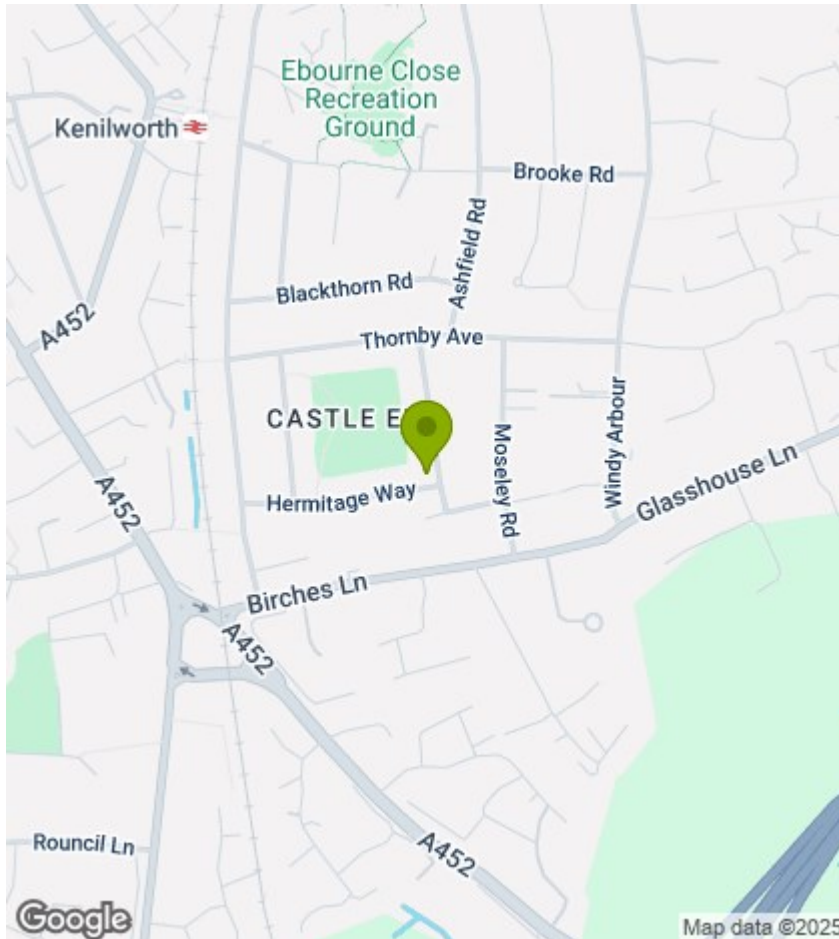
### **Services**

All mains services are connected

### **Fixtures & 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) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

