BOOTHROYD & Company

Elmdene Road, Kenilworth, Kenilworth

Asking Price £514,500

- Four Bedroom Semi Detached
- Three Reception Rooms
- Good Sized Garden
- Gas Central Heating
- Thorns/Park Hill Catchment
- Fitted Kitchen
- EPC Rating D
- Double Glazed
- Driveway and Garage
- No Onward Chain

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244

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Elmdene Road, Kenilworth, CV8 2BW

A well situated four-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 complemented by a good-sized rear garden. The accommodation comprises: reception hall, fitted cloakroom, lounge, extended dining room/snug, fitted kitchen, four bedrooms three doubles, family bathroom, shower room, garage, and a good-sized rear garden. The property is offered for sale with no onward chain and viewing is highly recommended.

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Council Tax Band: D

Approach
Over a bloc paviour driveway to an recessed porch through a composite front door with glazed insets

Hallway
Stairs rise to the first floor landing with useful understairs cupboard housing the electrical consumer unit. Radiator, double glazed window to the side, mains powered smoke alarm, wood flooring and doors into:

Cloakroom WC
With low level WC, wash hand basin with cupboard storage below, central ceiling light, feature angled opaque glazed window to front

Sitting Room
Double glazed window to the fore, radiator, laminate flooring, ceiling and wall light points and a focal point provided by a stone fireplace and matching hearth housing an electric coal effect fire. Georgian style door leads into

Dining Room
Wood flooring, radiator and a step down into the family room through open arch

Family Room
Double glazed windows and French door onto the westerly facing decked patio and rear garden, two radiators, storage cupboard with shelving

Fitted Kitchen
Fitted with a range of high gloss kitchen units to both wall and base. The base units are contrasted by a wood effect roll topped worksurface over. Inset single drainer stainless steel sink unit with mixer tap. Tiling to splash backs and cushion flooring. Freestanding appliances include an electric Beko oven with stainless steel illuminated extractor over, Indesit washing machine, Bosch fridge/freezer and a Bosch dishwasher. Array of storage with cupboard housing wall hung Valiant boiler, Double glazed window to the side.

Landing
Stairs to the second floor landing, window on the turn, mains powered smoke alarm and all doors off

Double Bedroom Two
Double glazed window to the fore, radiator and a range of fitted wardrobes to one wall.

Double Bedroom Three
Double glazed window to the rear, wood flooring, built in cupboard and top boxes.

Single Bedroom
Double glazed window to the fore, radiator and storage cupboard.

Bathroom
Fully tiled and fitted with a suite that comprises a panelled bath, pedestal wash hand basin and a close coupled wc. Electric shower over the bath. heated towel rail, frosted double glazed window and wood flooring

Double Bedroom One
Velux window to the fore and dormer window to the rear. Radiator, LED spotlights and useful eaves storage with further storage cupboard.

En Suite Shower Room
With a corner fully tiled shower cubicle, vanity unit and a close coupled wc. Window to the rear.

Front
To the front of the property is an inset slate chippings boarder with shrubs and plants, bloc pavior front and side driveway providing ample car parking space, leading directly to the garage.

Garage
Adjoined with next doors garage with metal up and over door and having power and lighting laid on.

Rear Garden
With a large decked patio and steps down onto the lawn with mature borders

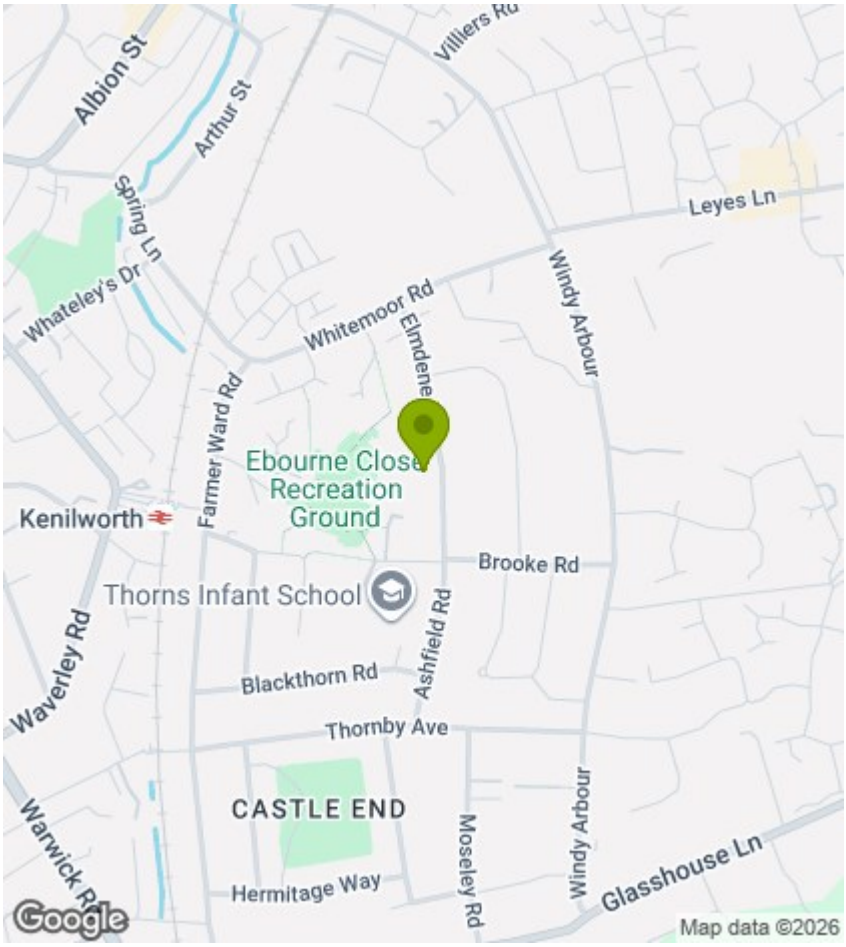
Tenure
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
28 Mbps
Superfast
76 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

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

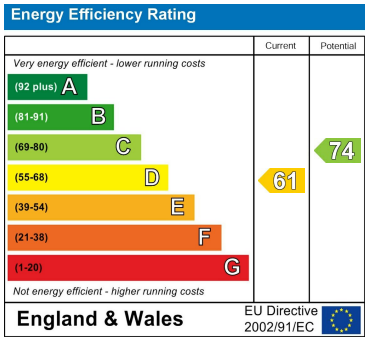


Viewings

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

EPC Rating:

D



BOOTHROYD & Company

LOCATION
Elmdene Road

DETAILS
Total area: 134.31 m²
1445.7 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.

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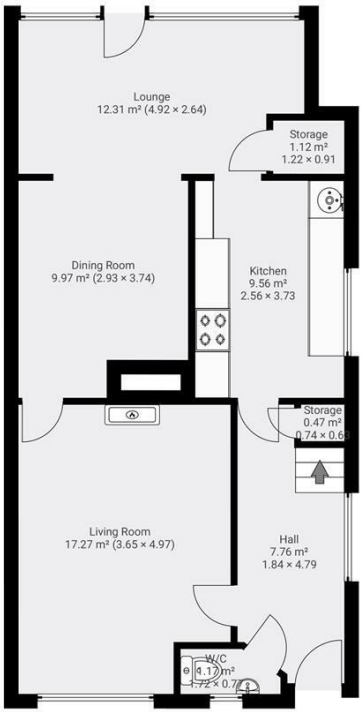
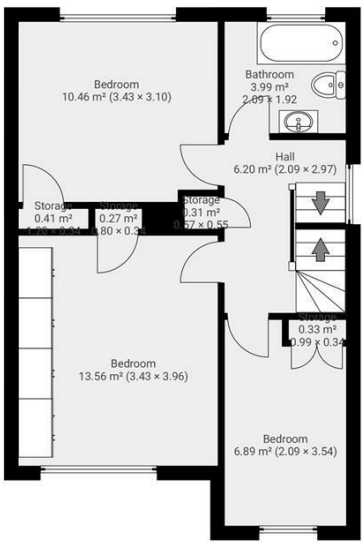
1:68

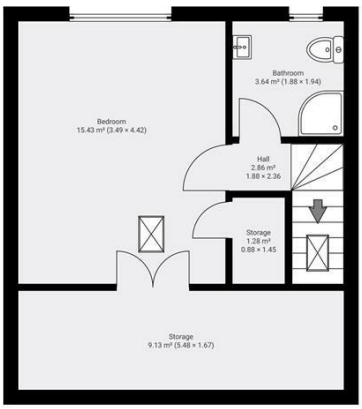
▼ **Ground Floor** TOTAL AREA: 59.59 m²



▼ **1st Floor** TOTAL AREA: 42.40 m²



▼ **2nd Floor** TOTAL AREA: 32.31 m²



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