BOOTHROYD
& Company

Cashmore Road, Kenilworth

£475,000

- Four Bedroom Detached Home
- Spacious Lounge
- Located Close To Kenilworth Secondary School
- One And A Half Garage
- No Onward Chain
- Fitted Kitchen With Dining Room
- Driveway Parking
- EPC Rating - C
- Low Maintenance Rear Garden
- Warwickshire Country Council Tax Band - F

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Cashmore Road, Kenilworth, CV8 2SJ

A four bedroom detached house located in a quiet residential cul de sac on the popular Knights Meadow estate and conveniently positioned for walkable access to Kenilworth secondary school and amenities on Leyes Lane. The property has full gas fired central heating and double glazing requiring some cosmetic improvement. The accommodation offers: porch, entrance hall, cloakroom WC, spacious living room, separate dining room, fitted kitchen with integrated appliances, one and a half garage with loft storage, first floor landing with loft storage, four bedrooms (2 doubles), family bathroom, low maintenance landscaped rear garden being not overlooked and private, parking to front with fore garden. There is no onward chain.

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Council Tax Band: F

The Property
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Approach
Approached over a paved pathway to a composite front door leading into the

Reception Porch
With coir matting, fuseboard, opaque double glazed circular window to the side, smoke alarm, central ceiling light, with stairs leading to the first floor.

Lounge
4.22m x 4.67m (13'10" x 15'3")
Dual radiators, double glazed French window opening out on to rear garden, remote controlled curtains, wall lights, feature living flame effect pebble gas fire with brushed steel surround, marble mantel, inset and hearth, t.v. aerial point, wall light points, glazed inset door through to the

Dining Room
2.66m x 3.68m (8'8" x 12'0")
Bay window to the fore with curtain rail, central ceiling light, radiator, paneled door to useful understairs storage and archway through to

Kitchen
2.42m x 3.68m (7'11" x 12'0")
Wood affect laminate to floor, spotlights, double glazed window overlooking the rear garden, fitted with a range of matching shaker style fronted base and wall units, rounded edge work surfaces, stainless steel sink unit with central mixer tap, built-in under counter fan assisted oven and four ring stainless steel gas hob above, illuminated extractor hood above, splashback, integrated fridge and freezer, Bosch freestanding dishwasher, radiator and glazed door through to rear garden.

Cloakroom WC
Central ceiling light, opaque circular window, two piece white suite, low level w.c., wall hung wash hand basin with splash backs, radiator.

First Floor Landing
With matching spindles and banister rail, a large arched window flooding the area with natural light, coving, central ceiling light, door to built-in airing cupboard housing the Worcester combination boiler servicing the hot water and central heating, access to insulated and boarded roof space with power and light, retractable loft ladder.

Double Bedroom One
3.21m x 3.96m (10'6" x 12'11")
Radiator, coving, central ceiling light, double glazed window to rear, built-in wardrobe with single mirror door front, hanging rails and fitted shelving.

Double Bedroom Two
3.20m x 2.68m (10'5" x 8'9")
Built-in double wardrobe with hanging rails and shelf above, radiator, double glazed window to rear.

Bedroom Three
1.92m x 3.07m (6'3" x 10'0")
Central ceiling light, window to the front, radiator and coving

Bedroom Four
1.92m x 2.69m (6'3" x 8'9")
With radiator, double glazed window with views to the front, central ceiling light, useful built-in over bulk head storage cupboard/wardrobe with hanging rail and shelf above.

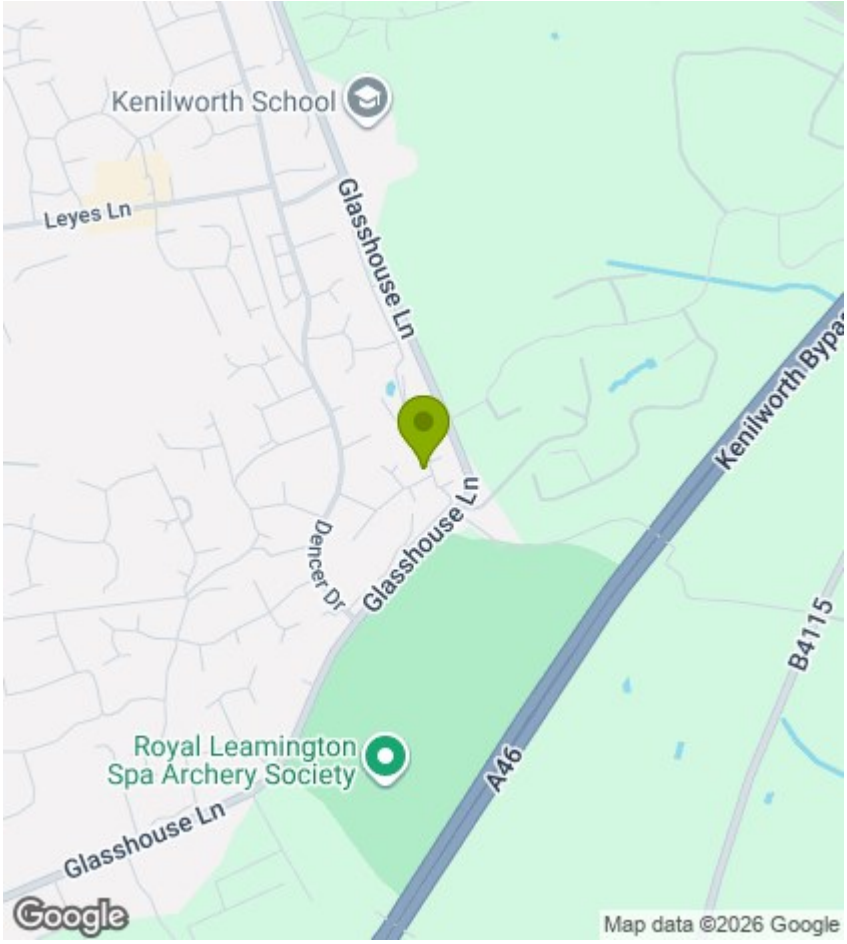
Family Bathroom
2.23m x 1.70m (7'3" x 5'6")
With full height ceramic tiling, low level w.c., wall hung wash hand basin with chrome mixer tap and storage cupboard below, bidet, mains fed corner shower unit shower with grab rails, to all walls, central ceiling light,, opaque double glazed window to rear, wall mounted fitted heated chrome towel rail.

Outside
To the front of the property there is an inset lawned fore garden, tarmacadam and paved driveway with parking for two vehicles.

Rear Garden
Laid for low maintenance, being landscaped with paved patio, fully enclosed by perimeter fencing, screening conifer hedging to side, outside security light, cold water tap, outbuilding, useful side gated access to the front of the property.

One and a Half Garage
5.61m x 4.27m (18'4" x 14'0")
Accessed from side timber door, metal up and over electric door to front, power and light connected, fitted shelving, excellent eaves storage, space and plumbing for washing machine.

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

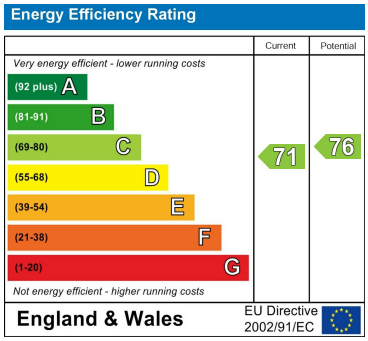


Viewings

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

EPC Rating:

C



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