



**Connells**

Henderson Road  
Warwick



## Property Description

This well presented family home is arranged over three floors and in brief comprises, spacious entrance hall, downstairs cloakroom, modern kitchen diner with integrated appliances and a breakfast bar, stylish lounge with French doors into the generous rear garden. On the first floor there are two light and airy, large double bedrooms and a high spec family bathroom. Bedroom two benefits from a built in storage cupboard. Situated on the top floor is the primary bedroom with dual aspect and an ensuite. There is also off road parking for multiple cars.

Henderson Road offers excellent travel links and has easy access to Warwick town centre and Leamington Spa. For national commuters it is only a short drive to the M40 and Warwick Parkway park and ride train line for frequent visitors to London. The property also has access to plenty of greenery, perfect for dog walking.

Henderson Road is a short 6 minute drive or a less than 25 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

## Entrance Hall

Tiled flooring.

## Kitchen Diner

17' 2" x 10' 5" ( 5.23m x 3.17m )

Fitted with a range of wall and base units with work surface over, integrated washer dryer, dishwasher, fridge freezer, oven, electric hob with extractor fan, spotlights, tiled flooring and double glazed window to front.

## Lounge

13' 10" x 11' 4" ( 4.22m x 3.45m )

Double glazed French doors to the rear and laminate flooring.

## First Floor

### Bedroom Two

11' 10" to wardrobe x 11' 5" ( 3.61m to wardrobe x 3.48m )

Double glazed window to rear, store cupboard and carpeted flooring.

### Bedroom Three

10' 9" x 7' 1" ( 3.28m x 2.16m )

Double glazed window to rear, carpeted flooring.

### Bathroom

Shower over bath, WC, wash hand basin, chrome towel rail and spotlights.

### Landing

Double glazed window to side, spotlights and carpeted flooring.

### Bedroom One

21' 3" x 13' 9" ( 6.48m x 4.19m )

Situated on the top floor, double glazed window to front, velux window and carpeted flooring.

### Ensuite

Wash hand basin, WC, shower, spotlights and velux window.

### Rear Garden

A generous size, enclosed and private. Mainly laid to lawn with patio area and a shed to the rear.

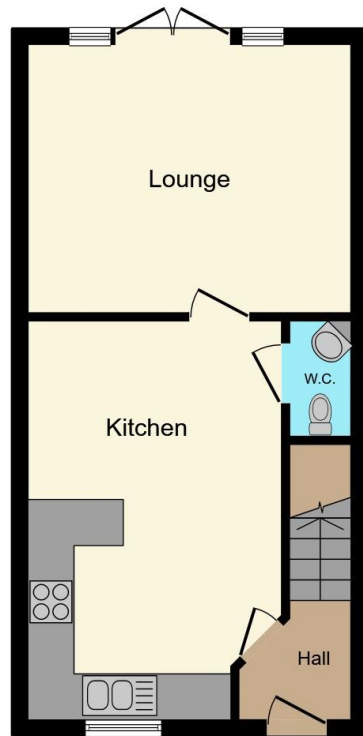
### Parking

Driveway for several cars.

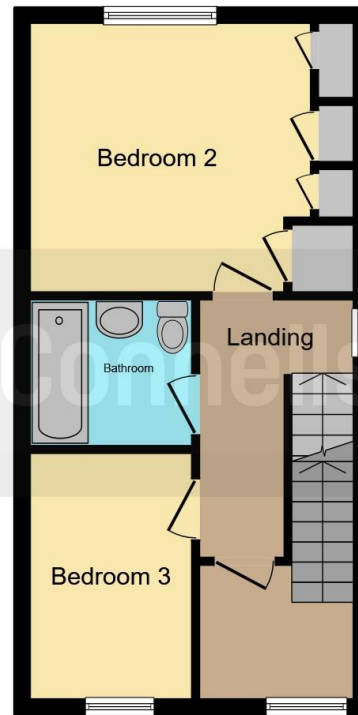




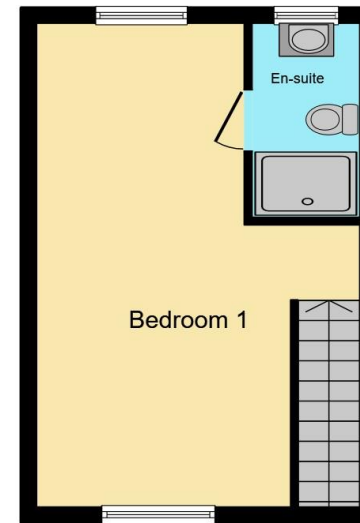




**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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**T 01926 403308**

**E warwick@connells.co.uk**

14 High Street  
WARWICK CV34 4AP

**EPC Rating: B**

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Tenure: Freehold



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