

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS



Greville Smith Avenue, Leamington Spa, CV31 2HQ
Guide Price £575,000



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Greville Smith Avenue Leamington Spa, CV31 2HQ

A unique opportunity to purchase this dormer bungalow in the popular area of Whitnash. This property is situated in a cul-de-sac, with the further added bonus of a secluded corner spot, tucked away from the rest of the street. The property has been extended by the current owners, to make a family room or entertainment space and must be seen to be appreciated.

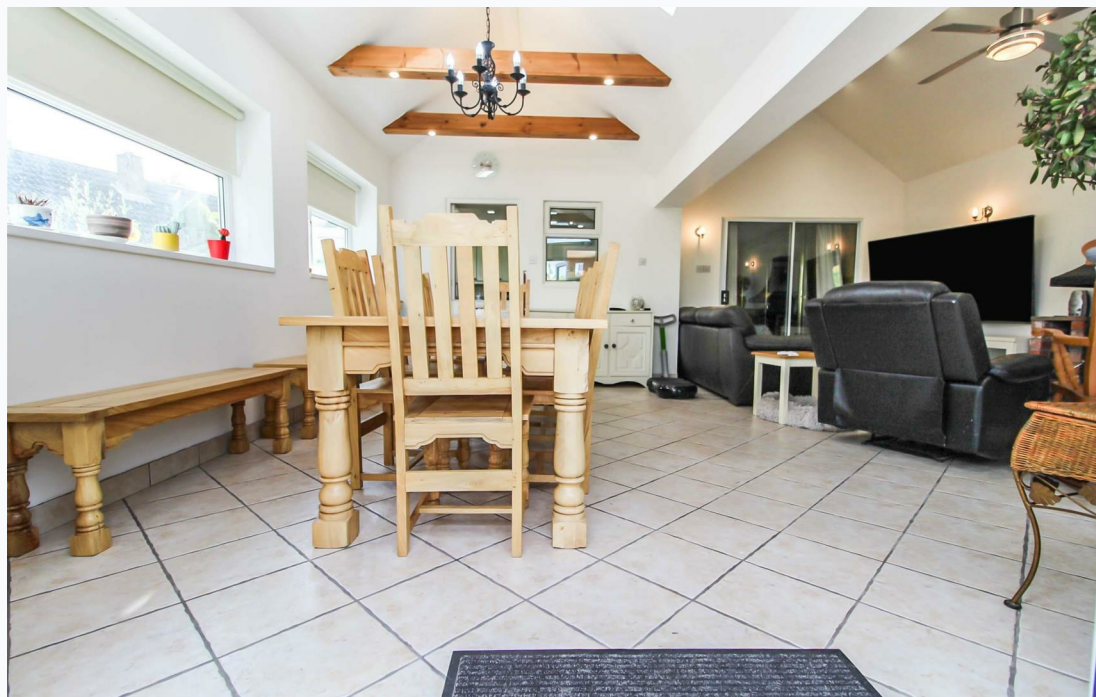
The property comprises living room to the front of the property, with gas fire, with an archway which leads onto the dining room. There are also two double bedrooms and re fitted bathroom.

Toward the rear of the property is an extensive space suitable for a number of purposes, currently used as extra living dining area, with two sets of double doors with access to the extremely private rear garden, with views.

Leading upstairs is an exposed wooden staircase, leading to a large master bedroom, with storage cupboards built into the eaves, en-suite and a walk in wardrobe/dressing room.

To the front of the property is driveway parking for multiple cars, garage, which can be accessed via the house and the added bonus of an extra WC room in the garage.

Viewing is advised to appreciate the space of the property.





- Extended Detached Bungalow
- Three Bedrooms
- Rear Garden
- Off Road Parking
- Quiet Location
- Great School Catchment Area
- EPC Rating D
- Council Tax Band D

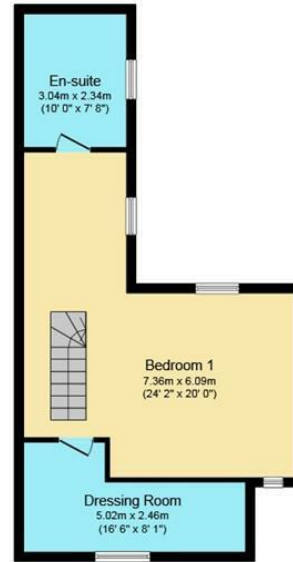


Floor Plan

Area Map



Ground Floor



First Floor

Total floor area 198.2 sq.m. (2,134 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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