



Randall Road, Kenilworth

£487,500

- A Stylish Town Centre Bay Fronted Terraced House
- Quality Fitted Extended Kitchen
- Open Plan Dining And Family Room
- Refitted Bathroom With Shower
- Double Glazing And Gas Central Heating
- Three Well Proportioned Bedrooms
- EPC Rating C - 72
- Driveway And Garaging
- Front Sitting Room With Fireplace
- Warwick District Council Tax Band C

Randall Road, Kenilworth, CV8 1JX

Randall Road, Kenilworth – Stylish Double Bay Fronted Home

Situated in the heart of Kenilworth town centre, this beautifully presented double bay fronted terraced home offers stylish and well-balanced accommodation across two floors.

The welcoming hallway features original Minton tiled flooring and a useful cloakroom, leading through to a light and airy front lounge. To the rear, an open-plan family and dining area enjoys French doors opening onto the garden, flowing seamlessly into the modern white high-gloss kitchen, complete with integrated appliances and a Smeg range oven.

Upstairs, there are three generously proportioned bedrooms and a refitted family bathroom.

Outside, the property benefits from a pea gravel driveway providing off-road parking for three vehicles, along with rear access to a detached garage. The charming cottage-style rear garden includes a pea gravel patio area and a porcelain tiled patio at the far end, perfect for relaxing and entertaining.

This is a rare opportunity to acquire a stylish and handsome home right in the heart of town, combining period character with modern living. It is genuinely one not to be missed.



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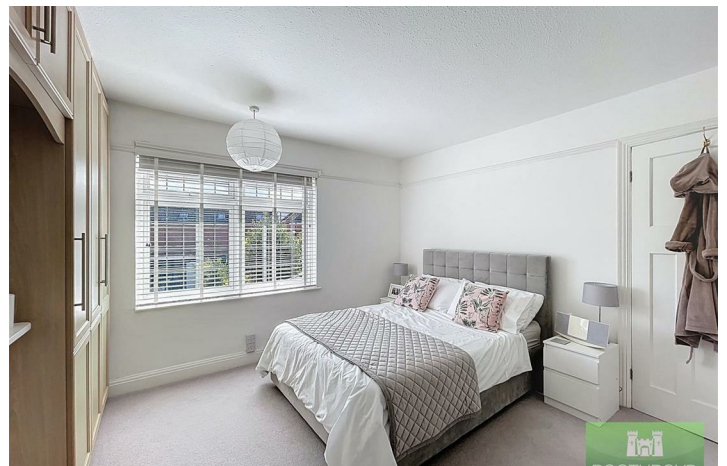


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C - 72

Council Tax Band: C



Porch

The recessed porch has the original leaded and stained entrance door with matching side light windows.

Hallway

With a Minton tiled floor, stairs to the landing, radiator and understairs storage cupboard. Doors lead off to:

Cloakroom

Having a close coupled wc, wash hand basin and wood floor.

Lounge

14'4" x 12'6" (4.37m x 3.82m)

With a leaded light bay window to the fore, stripped wood flooring and a radiator. The focal point is provided by a cast iron fireplace and a radiator.

Family /Dining Room

13'9" x 18'8" (4.20m x 5.70m)

Featuring engineered wood flooring and a cast iron fireplace, this room enjoys a bay window with French doors opening onto the rear garden and pea gravel patio. Additional features include radiators and a built-in cabinet. The dining area seamlessly connects to the attractive kitchen, creating a bright and sociable living space.

Kitchen

12'0" x 7'11" (3.66m x 2.42m)

The kitchen is beautifully appointed with a comprehensive range of white high-gloss wall and base units, complemented by stone worktops and matching upstands. An under-counter sink with monobloc tap is positioned beneath the rear window, while a Smeg range oven with extractor canopy forms the focal point. Integrated appliances include a fridge freezer, dishwasher and washing machine. The wall units feature pelmet lighting and house the boiler. French doors open directly onto the patio and rear garden, creating an ideal space for both everyday living and entertaining.

Landing

Access to the boarded loft, with a pull down ladder and doors off to:

Bathroom

Refitted within the last 3 years, with a modern white suite comprising a panelled bath with thermostatic shower and screen, vanity wash hand basin, and close-coupled WC. A rear window provides natural light, while tiled splashbacks and a heated towel rail complete the finish

Bedroom One

14'5" x 11'5" (4.40m x 3.49m)

Bay window to the fore with stained top light windows, radiator and a cast iron fireplace.

Bedroom Two

12'4" x 12'0" (3.77m x 3.66m)

Window to the rear and built in wardrobes to the chimney recesses. Radiator and picture rails.

Bedroom Three

8'7" x 7'4" (2.62m x 2.26m)

Stained window to the fore and a radiator.

Rear Garden

The pea gravel patio is screened with beech panelling and opens to the formal lawn, enclosed with fencing and featuring well-stocked borders. At the head of the garden is a porcelain-tiled patio that looks back towards the house. Bifold doors lead into the garage.

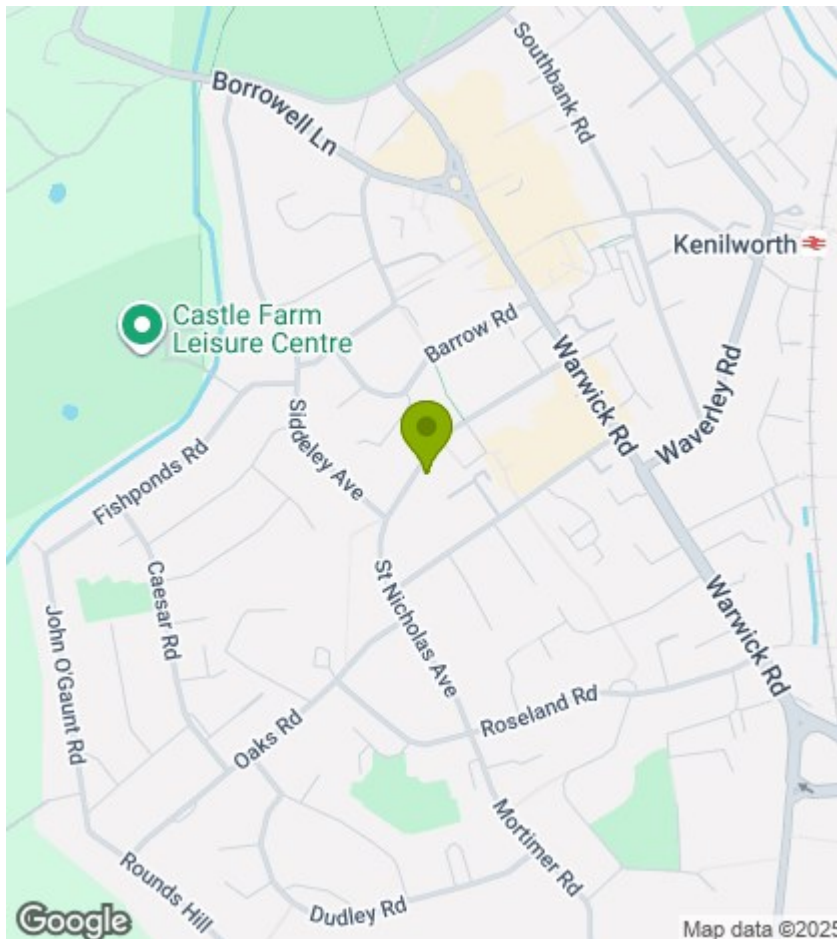
Garage

9'11" x 18'11" (3.03m x 5.79m)

Having up and over door, offering plenty of storage.

Driveway

The pea gravel driveway provides hardstanding for three vehicles.



Viewings

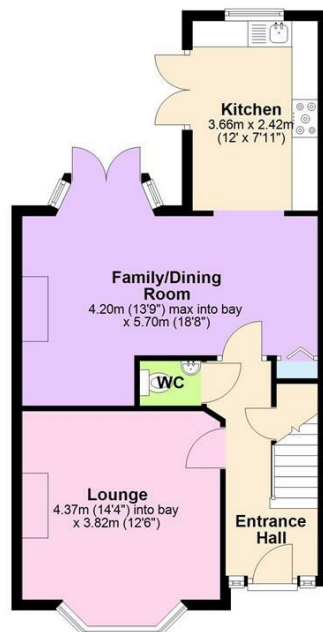
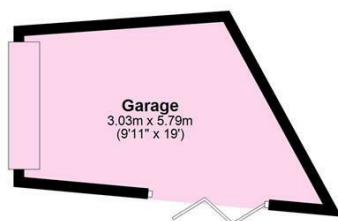
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor

