



## 2 Highland Road, Kenilworth, Warwickshire, CV8 2ET

Offers In Excess Of £775,000

- Detached Bungalow Set On A Plot Of 0.3Acres
- Kitchen, Utility Room And Cloakroom
- Large Terrace, Gardens & Sunroom
- No Onward Chain
- Double Glazed And Gas Centrally Heated
- Lounge/Dining Room And Family Room
- EPC Rating D - 58
- Triple Car Garage And Parking
- Close To Kenilworth Secondary School
- Warwick District Council Tax Band F



## 2 Highland Road, Kenilworth CV8 2ET

A two bedroom detached bungalow that occupies an enviable elevated position within this highly regarded road. Offered with no chain the property offers scope for extension and improvement. The accommodation is double glazed and gas centrally heated and comprises a hallway, rear family room with patio doors onto a raised terrace and a front lounge and dining room. The kitchen also has a generous utility and cloakroom. There are two bedrooms and shower room.

Outside is parking for two vehicles and the mature rear garden has a uPVC sun room, is mainly laid to lawn with mature shrubs and trees.



Council Tax Band: F



### **Approach**

The property is approached across a block paved driveway that provides hardstanding. A pathway leads you to the front porch and entrance

### **Inner Hallway**

Entered through a hardwood door. Having wood floors, twin windows, radiator and cupboard. Doors off to

### **Lounge**

13'10" x 13'7"

Having wood floors, radiator and patio doors into the garden

### **Dining Room**

13'10" x 6'10"

Bow window to the fore, wood floors and a radiator.

### **Kitchen/Breakfast Room**

10'5" x 13'6"

Fitted with limed wall and base units. Bow window to the fore and a radiator.

### **Family Room**

18'10" x 18'5"

With French doors into the rear garden and raised terrace. Twin radiators, window to the fore and a fireplace.

### **Utilitiy Area**

24'5" x 8'9"

Windows and door to the side passageway. Base units and a door into the cloakroom and family room.

### **Cloakroom**

Low flush wc and wash hand basin.

### **Bedroom One**

10'9" x 13'10"

Fitted wardrobes and top boxes, radiator, patio doors onto the rear terrace and garden. Window to the side and a radiator.

### **Bedroom Two**

10'11" x 10'9"

Radiator and built in wardrobes and bedside cabinets.

### **Shower Room**

Having a shower cubicle, close coupled wc and wash hand basin

### **Rear Garden**

The stunning rear garden has a raised decked with wrought iron railings. Steps lead down to the rear formal lawn and patio. Within the garden is a generous uPVC sun room.

### **Block Paved Driveway**

The driveway provides hardstanding for two vehicles.

### **Garaging**

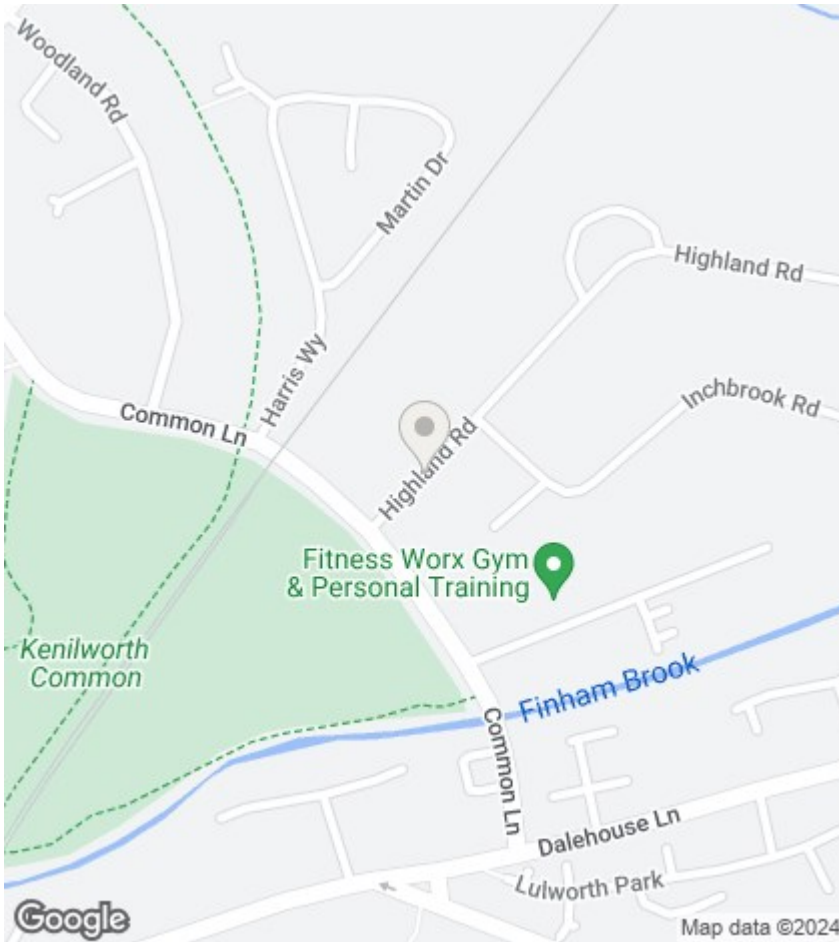
There is triple car garaging in the form of a sectional double garage and further single brick garage

### **Services**

All mains services are connected

### **Tenure**

The property is Freehold



## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. 134.6 sq. metres

