

## 31 QUEENS ROAD

KENILWORTH, CV8 1JQ

- 4 Bedroom Semi Detached Property
- Stylish Kitchen with Integrated Appliances
- Yards From Town

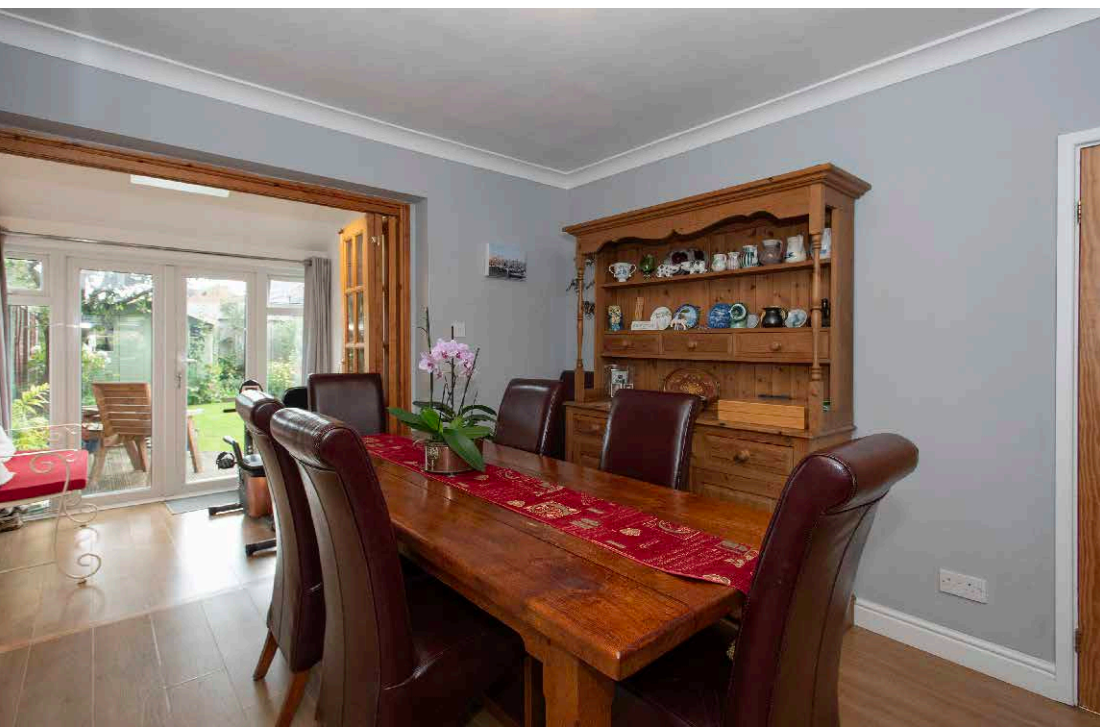


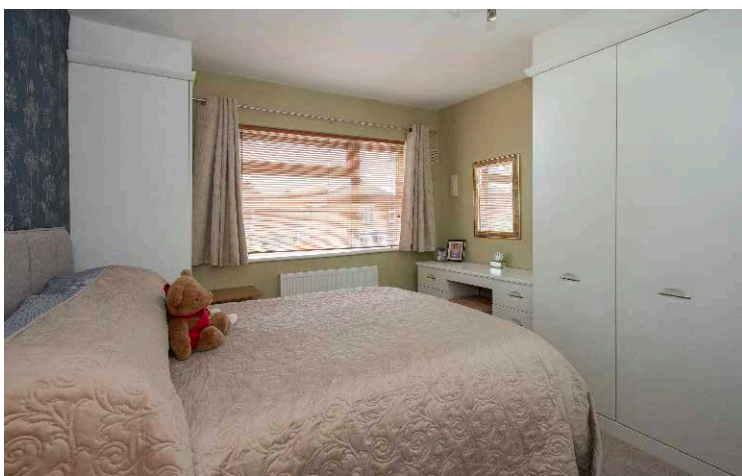
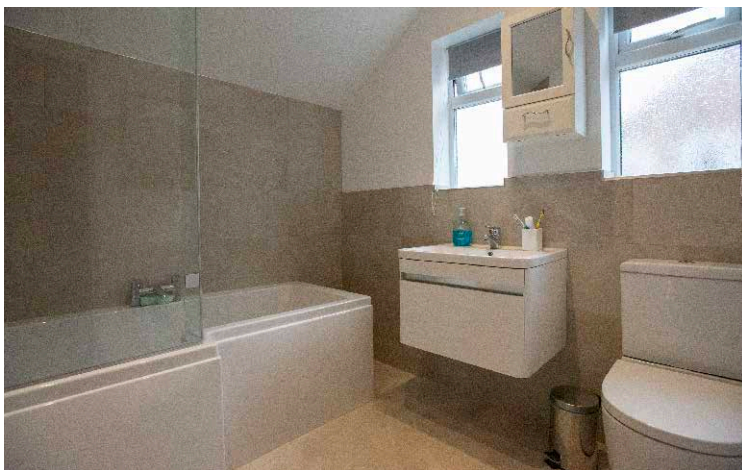
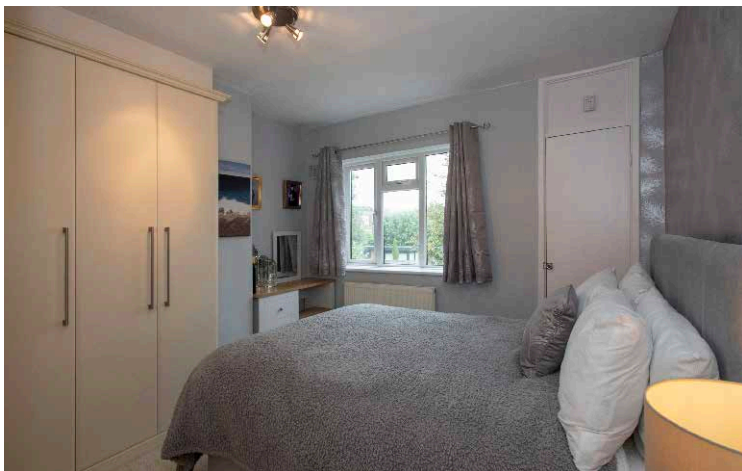
## THE PROPERTY

Situated in a fantastic location on Queens Road, a short stroll from all the amenities the town has to offer, and close to Abbey Fields. This excellent semi detached house has double glazing and gas central heating, with four bedrooms, three bathrooms, stylish new kitchen with integrated appliances, utility room, home office, along with parking for several vehicles, and a south facing private rear garden. This property is perfect to move straight into, and would suit families as well as people looking to downsize.

In brief the accommodation comprises, porch, entrance hallway, home office, wet room and utility room with sink and drainer unit and french doors onto garden. Lounge to the front elevation with a fireplace with electric fire, opening onto a dining room, garden room with french doors opening onto the garden. Refitted modern kitchen with built-in appliances, oven, hob, dishwasher, fridge freezer and microwave, and door to outside.

To the first floor accommodation you have a modern refitted bathroom, three bedrooms, two with built in wardrobes. Staircase leading to the main bedroom, with an ensuite shower room, To the rear of this fantastic home you have a private south facing rear garden with decked patio area, mainly laid to lawn with various plants, shrubs and trees. To the front of the property you have a driveway for several vehicles.





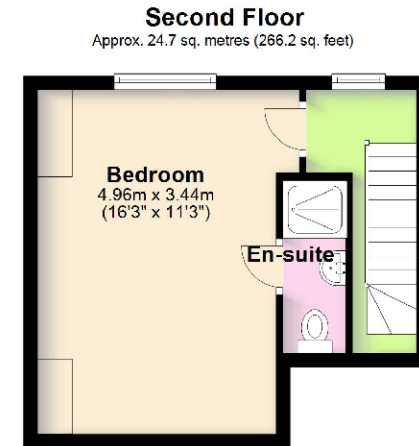
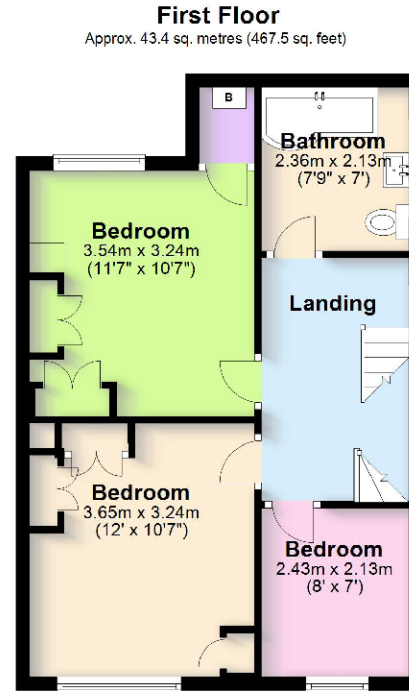
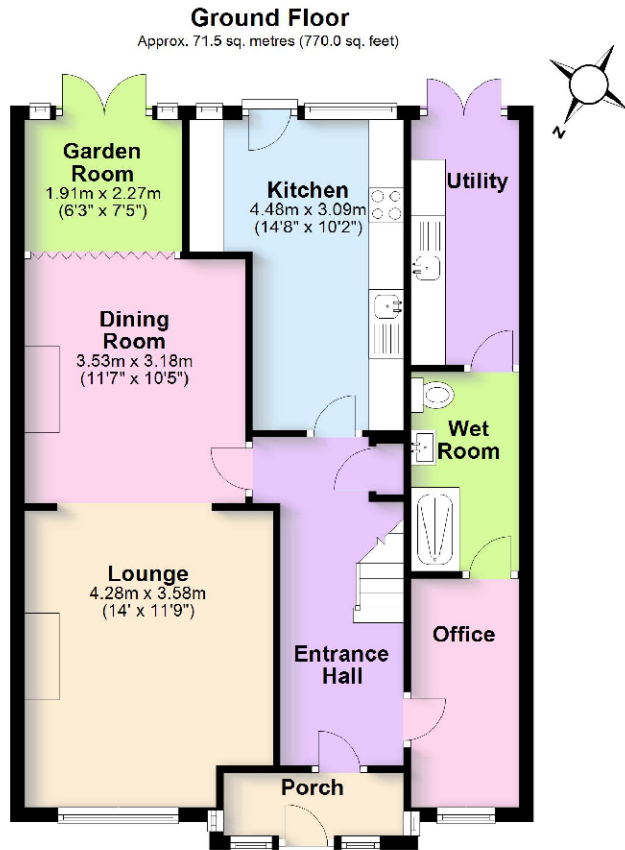
## THE LOCATION

Queens Road is just yards from Warwick Road where most of the towns excellent amenities can be found with local shops, pubs and restaurants all within easy reach.

Kenilworth Train Station is also within easy walking distance. The A46 is only a short drive away which provides an excellent link to the midland motorway network and links through to the neighbouring towns of Leamington, Warwick, Stratford upon Avon and Coventry.

Kenilworth Secondary School is within walking distance along with nearby Primary Schools include St Johns, Thorns and St Nicholas.

# THE FLOORPLAN



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