



## 67 INCHBROOK ROAD

KENILWORTH, CV8 2EW

- 4 Bedroom Detached Property
- Improved & Vastly Extended
- Prestigious Cul De Sac Location





## THE PROPERTY

We are delighted to market this extended and improved detached property. The bungalow has been transformed by the current owner and has the most amazing large south facing garden which is approximately 0.32 acres. The work done to the property was in the last 9 years to include, complete new plumbing, wiring and roofing.

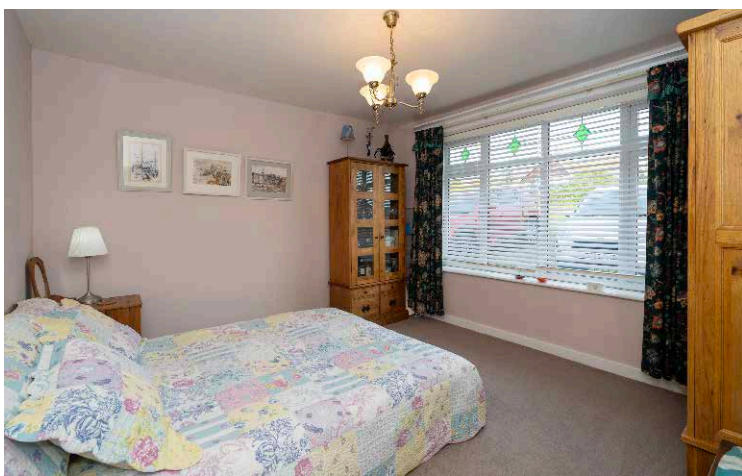
This home would be perfect for families as well as buyers looking to downsize, and has flexible accommodation with four potential bedrooms, two on the ground floor with a shower room, and a further stunning master bedroom to the first floor with an ensuite bathroom, and further single bedroom currently used as an office.

The property is located in a quiet cul de sac, which is ideally located for easy access to both the A45 and A46, close to open countryside and The Greenway and Kenilworth Common a short walk away. The property is also offered with no onward chain and would be perfect to move straight into.

In brief the accommodation comprises, porch, large entrance hallway, two bedrooms, shower room, lounge with feature fireplace and french doors leading onto the terrace, stunning kitchen/diner with a fully fitted kitchen with built-in appliances and utility room.







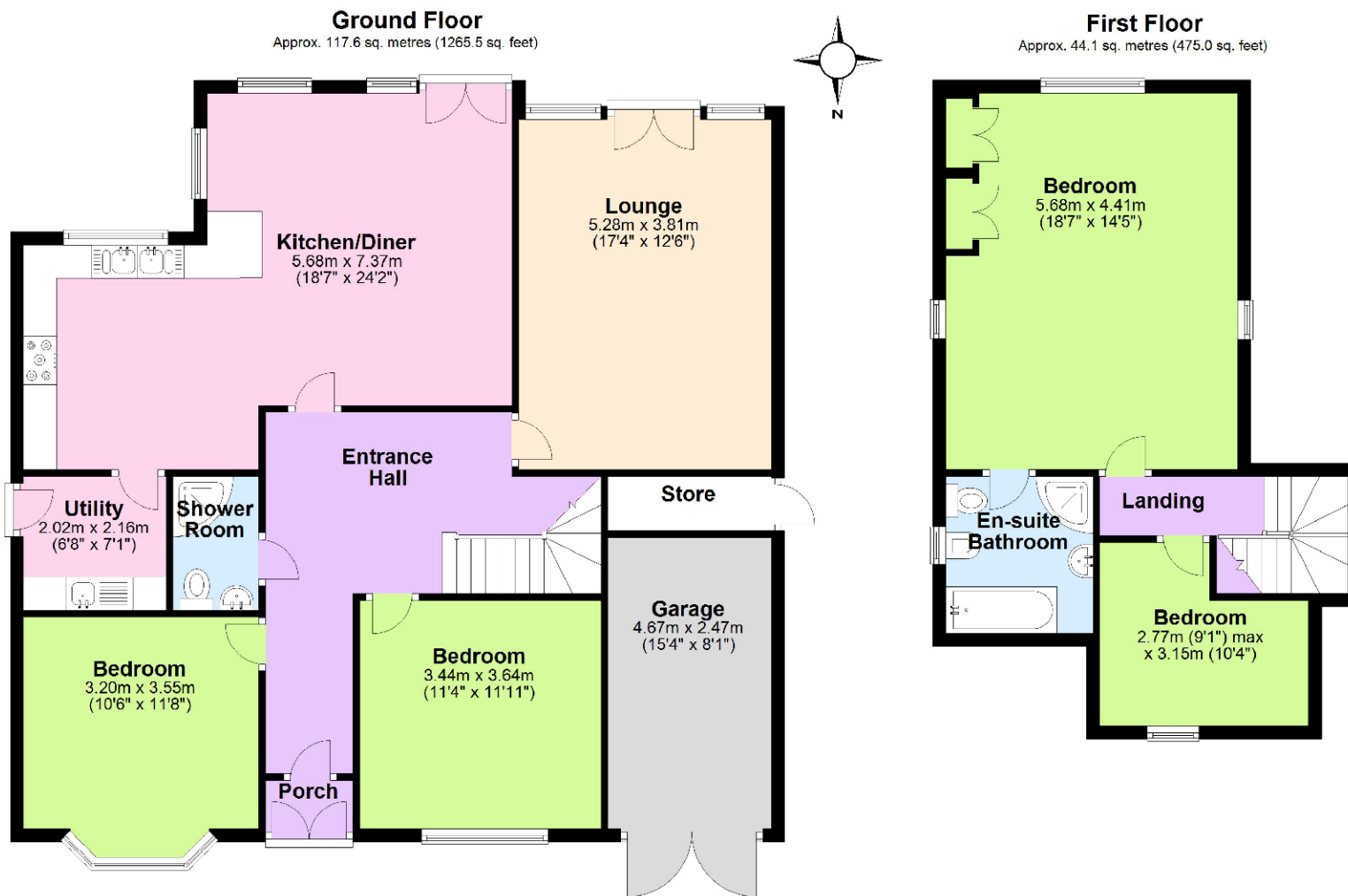
## THE LOCATION

Inchbrook Road, is found on the north east side of Kenilworth and provides a very convenient route towards the A45 and A46 bypass ideal for commuters in general and even better for access to The University of Warwick and Jaguar Land Rover at either Whitley or Gaydon. Kenilworth town centre is approximately a 20 minute brisk walk away with St Nicholas Primary School 15 minutes, Park Hill Primary School 10 minutes and Kenilworth Secondary School also approximately 15 Minutes walk away (Source Google Maps).

Kenilworth enjoys many parks and open spaces. Abbey Fields, Castle Farm and Kenilworth Common are ideal for families to walk dogs and enjoy the recreational facilities. Delightful rural walks are all within easy distance along with a whole host of local shops and amenities. The old High Street and Warwick Road have a wide selection of traditional pubs, bars and shopping facilities. The town is also served by excellent bus routes to nearby Leamington Spa and Coventry.



# THE FLOORPLAN



Total area: approx. 161.7 sq. metres (1740.5 sq. feet)



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