

12 CLARENDON ROAD

KENILWORTH, CV8 1HZ

- Exceptional 3 Bedroom Property
- Master Bedroom with En-Suite
- Turn Key Property

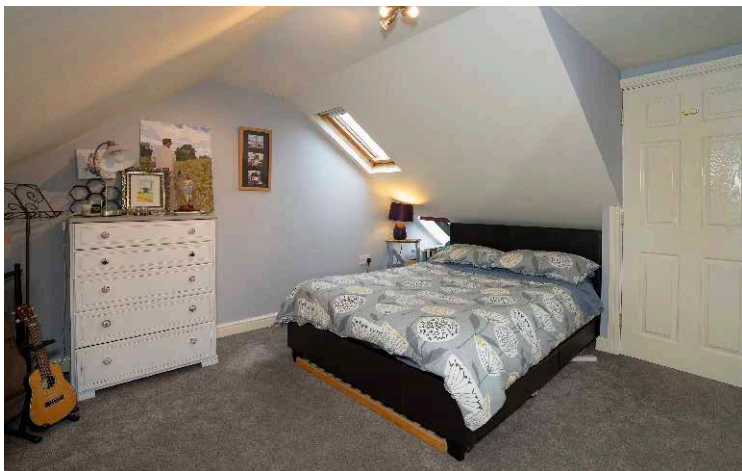


THE PROPERTY

We are delighted to market this stunning renovated turn key property, located in a quiet no through road in Kenilworth Town Centre. The traditional period home has been renovated by the present owners with an amazing open plan kitchen diner with a downstairs w.c and storage area. The house has both original features and modern living, with both feature fireplaces, and a new extension completed in 2020. The feature showpiece kitchen has hard flooring throughout and built-in appliances to include double oven, gas hob and extractor. To the front of this lovely home you have a lounge with a bay window and feature fireplace, and to the rear you have your open plan living. To the first floor you have two double bedrooms, a family shower room with a feature fire place, and the main bedroom has its own ensuite. Moving onto the second floor there is a further double bedroom. The garden is south east facing and low maintenance.

In brief the accommodation comprises, hallway, lounge with feature fireplace, open plan kitchen diner, cloakroom with w.c and store, to the first floor accommodation you have a master bedroom with ensuite shower room, further double bedroom and family shower room, to the second floor accommodation you have a further double bedroom. To the rear of this lovely house, you have a patio area ideal for entertaining, lawned area, garden shed, and gated rear access.





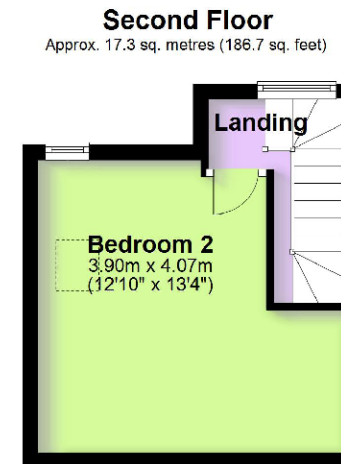
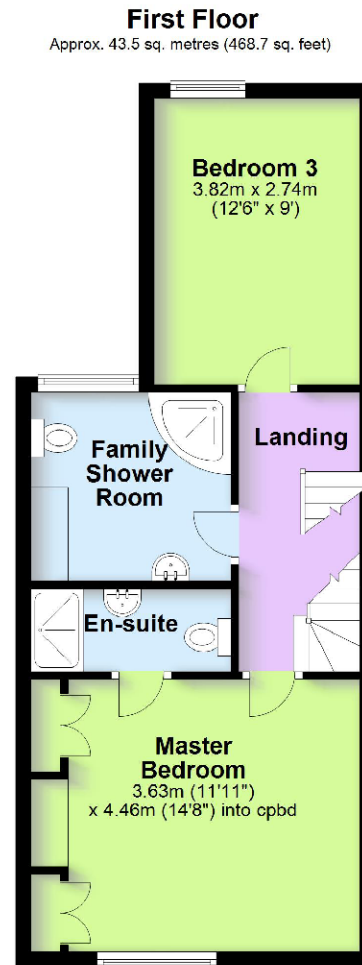
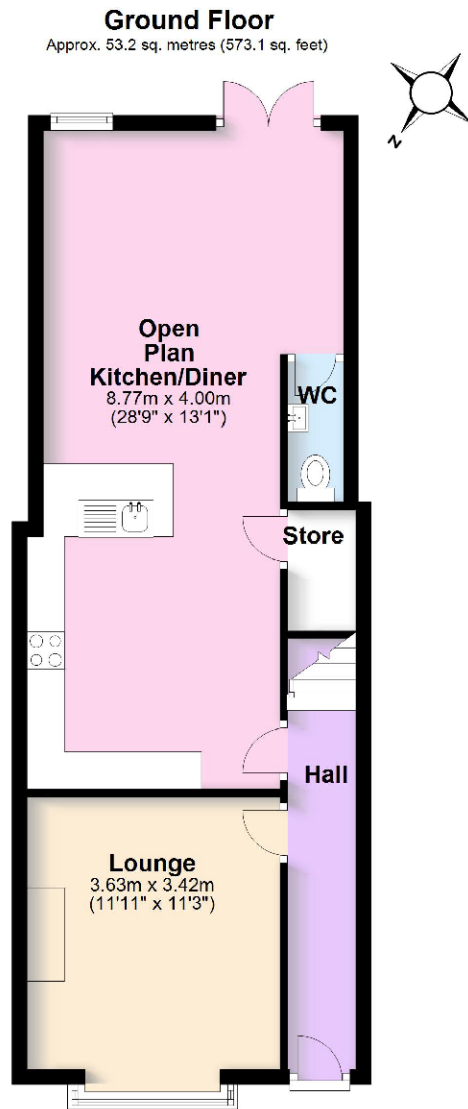
THE LOCATION

Clarendon Road is just off the Warwick Road where most of the towns excellent amenities can be found with local shops, pubs and restaurants all within easy walking distance.

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 and city of Leamington, Warwick, Stratford upon Avon and Coventry.

Kenilworth Secondary School is split over two sites, Leyes Lane and Rouncil Lane, with Warwick Road being located right in the middle making either site accessible on foot. Nearby Primary Schools include St Johns, Thorns and St Nicholas.

THE FLOORPLAN



Total area: approx. 114.1 sq. metres (1228.5 sq. feet)



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