

## 10 REDFERN AVENUE

KENILWORTH, CV8 2NA

- 4 Bedroom Semi Detached Property
- Fantastic Corner Plot
- Fabulous Kitchen/Diner



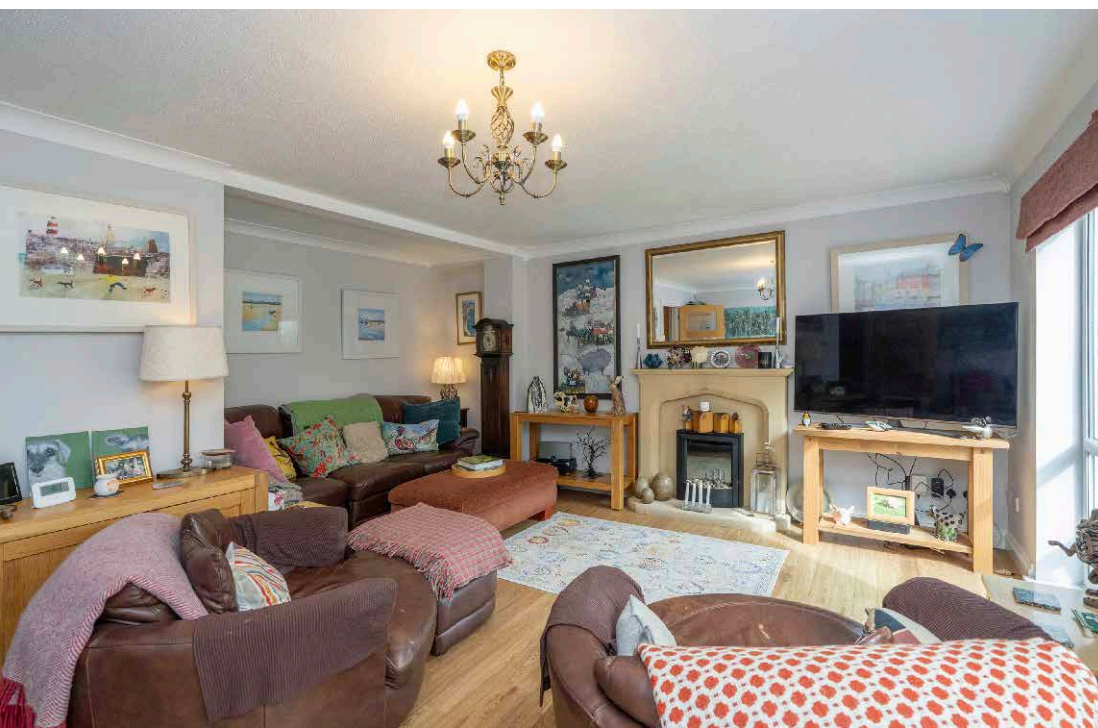
## THE PROPERTY

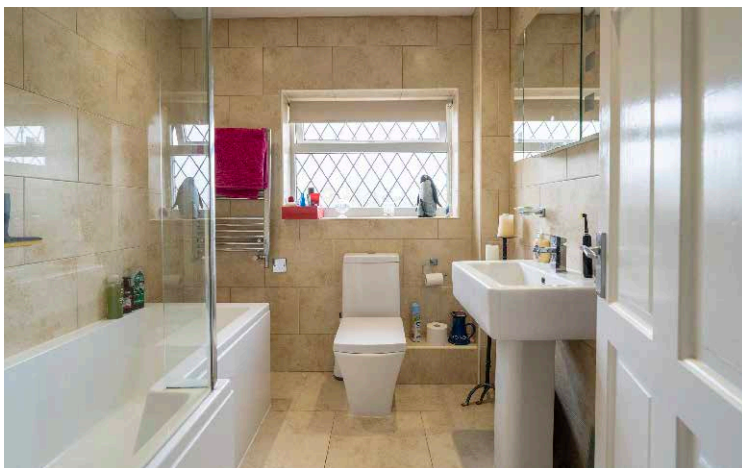
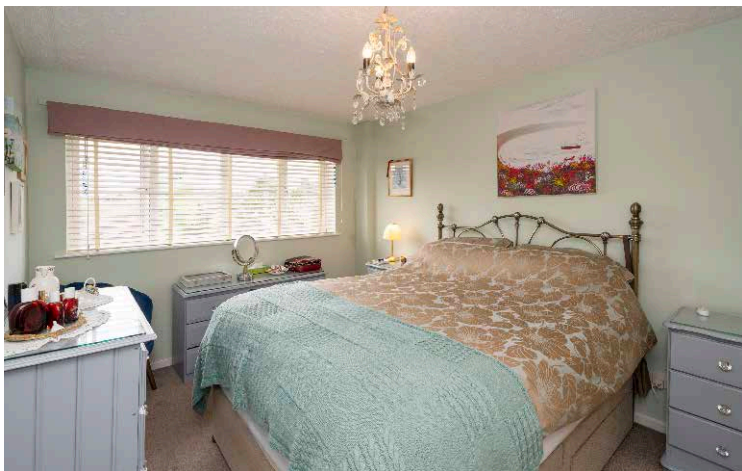
We are delighted to market this very well presented semi detached home with four bedrooms situated on a large corner plot. The house is located at the end of a quiet cul de sac with ample parking and a garage. The property is in excellent condition and very well presented, with both double glazing and gas central heating, the property would make an ideal family home.

In brief the accommodation comprises, porch, entrance hallway, cloakroom with w.c, large kitchen diner with integrated appliances including a dishwasher, oven and extractor. Living room with a feature fireplace and windows overlooking your private rear garden and patio doors leading into a conservatory.

To the first floor accommodation landing with storage cupboard, modern family bathroom, bedroom one to the front elevation, two further double bedrooms to the rear elevation, and bedroom four currently used as a study. To the rear of this lovely home, you have a large south facing garden mainly laid to lawn with a patio area ideal for entertaining, pathway leading down to your garage. The garage has both power and light.

We expect high demand for this home so to book a viewing please call our friendly team in Kenilworth on 01926 298 298.



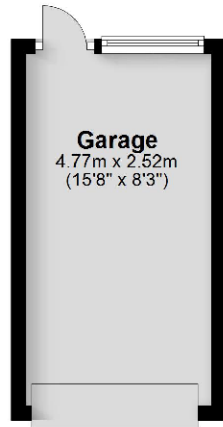


## THE LOCATION

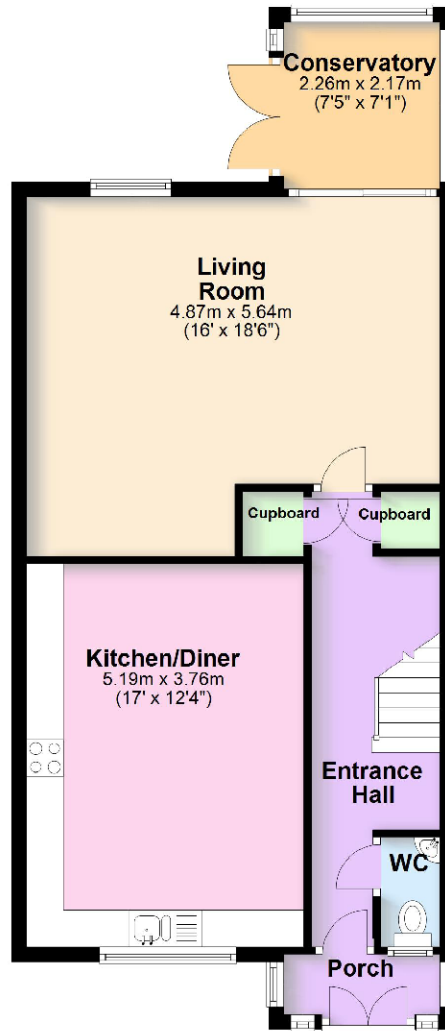
Redfern Avenue is well placed and within easy walking distance of handy shopping parades including Leyes Lane and Albion Street. Warwick Road, where most of the towns excellent amenities can be found is reachable with an easy 20 minute stroll. Kenilworth Common is almost adjacent to the house and Kenilworth Castle and The Abbey Fields a nice walk away.

The A46, only a short drive away, provides excellent access to the midland motorway network and links through to the neighbouring towns and cities including Leamington, Warwick, Stratford upon Avon and Coventry. Kenilworth Train Station on Priory Road is another fantastic facility that provides rapid access to neighbouring towns and major hubs.

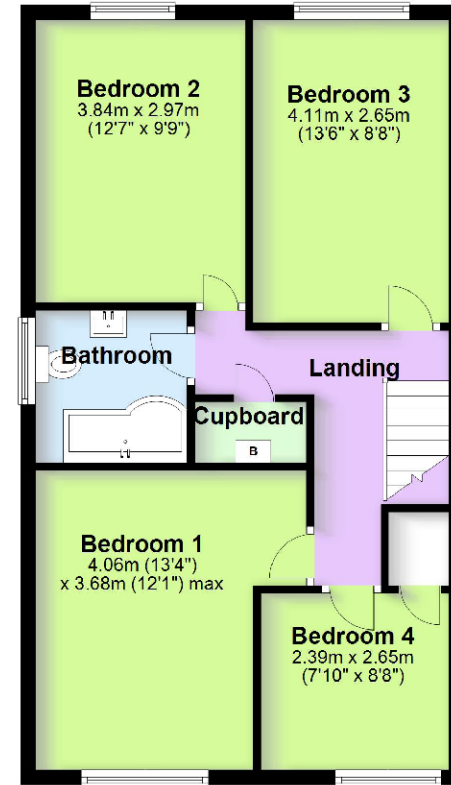
# THE FLOORPLAN



**Ground Floor**  
Approx. 76.1 sq. metres (819.1 sq. feet)



**First Floor**  
Approx. 57.6 sq. metres (620.0 sq. feet)



Total area: approx. 133.7 sq. metres (1439.0 sq. feet)



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