



3 CLARENDON ROAD

KENILWORTH, CV8 1HZ

- Four Storey Georgian Townhouse
- Large Driveway to Frontage
- Chain Free Sale
- Short walk from Kenilworth shops, restaurants and cafes
- Gas Central Heating
- Possible Basement Annex
- Beautiful Family Home OR Airbnb potential
- Well Appointed Throughout
- EPC Rating D
- Council Tax Band E



E ELIZABETH
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THE PROPERTY

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5 BEDROOMS (WITH 3 EN-SUITES) ~ AMPLE PARKING ~ CHAIN FREE SALE

Found just a short stroll from Kenilworth town centre and it's array of cafe's, shopping and restaurants, this delightful Georgian townhouse stands out from the crowd, providing stylish accommodation across 4 floors.

In typical Georgian style, the front elevation grabs your attention with it's classical symmetry and simplicity. To the front is a large driveway with space for at least 4 cars, steps leading to the splendid front door. Once inside, the bright Entrance hallway leads into the ground floor where one finds the Living Room, adjoining Kitchen, WC and stairs leading both up and downwards. The basement below provides a potential self contained annex (either for family members or renting opportunities), with large Bedroom/Living, Kitchenette and Bathroom.

To the first floor are 2 Bedrooms, the larger having En-Suite and walk in wardrobe, along with a further WC and Family Bathroom. The second floor also provides 2 further bedrooms (again one with En-Suite and walk in wardrobe).

The house has gas central heating and a mixture of both double and single glazing. There is pedestrian access to the back door, providing possible independent access for the basement annex.

Potentially, a garden could be added to the front by splitting the driveway in two. This has been successfully done by some of the neighbouring properties and with the frontage facing south would provide a very sunny aspect to such an outdoor garden area.

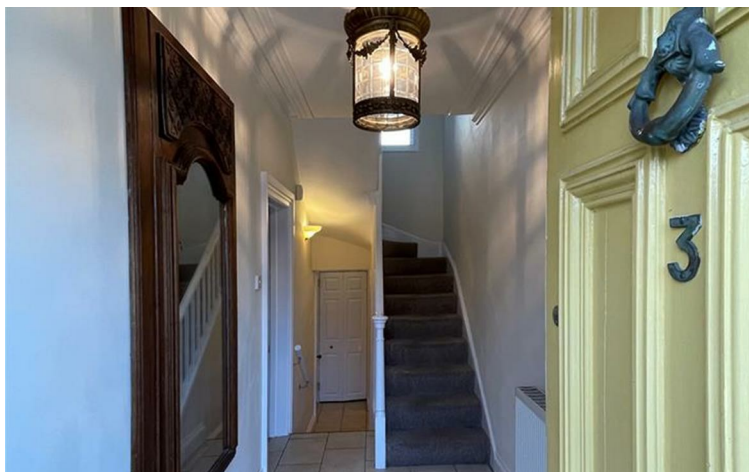
With space, style, history and location all catered for in this home, there is still yet further potential to improve and add value. For further information or to arrange a viewing please contact our Kenilworth office.



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THE LOCATION

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Nestled just off the Warwick Road in Kenilworth. Warwick Road, the main road running through Kenilworth's town centre is where most of the town's amenities can be found with local shops, pubs and restaurants all within easy walking distance. Kenilworth train station on Priory Road is less than a 10 minute walk away.

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 provides exceptional local schooling. Nearby Primary Schools include St Johns, Thorns and St Nicholas.

THE FLOORPLAN



Total area: approx. 129.3 sq. metres (1391.5 sq. feet)



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