



## 1 ASH DRIVE

KENILWORTH, CV8 2DQ

2 Bedroom Detached Bungalow

Cul-De-Sac Location

Close To Town & Shopping



## THE PROPERTY

Located in this most sought after and convenient location within easy walking distance to the town centre and bordering a fantastic local park, we feel this bungalow represents a great opportunity for anyone looking for a home to retire. The property has spacious internal room sizes and a generous sized and totally private rear garden.

The accommodation briefly offers, Porch, Entrance Hall, spacious Living Room with feature fireplace, fitted Kitchen, Conservatory, internal Lobby which leads to the Garage and a useful Utility / WC. From the main Entrance Hall there is access to both double bedrooms and a Shower Room.

Externally there is direct vehicular access to a drive and Garage providing ample off street parking. The rear garden is beautifully stocked with a selection of seasonal shrubs plants and small trees. As you can see from the photography the garden is a sun trap with the majority being attractively laid to lawn.

We expect there to be high demand for this property so please call Elizabeth Davenport Kenilworth office and one of our friendly team will be happy to handle all of the viewing arrangements.





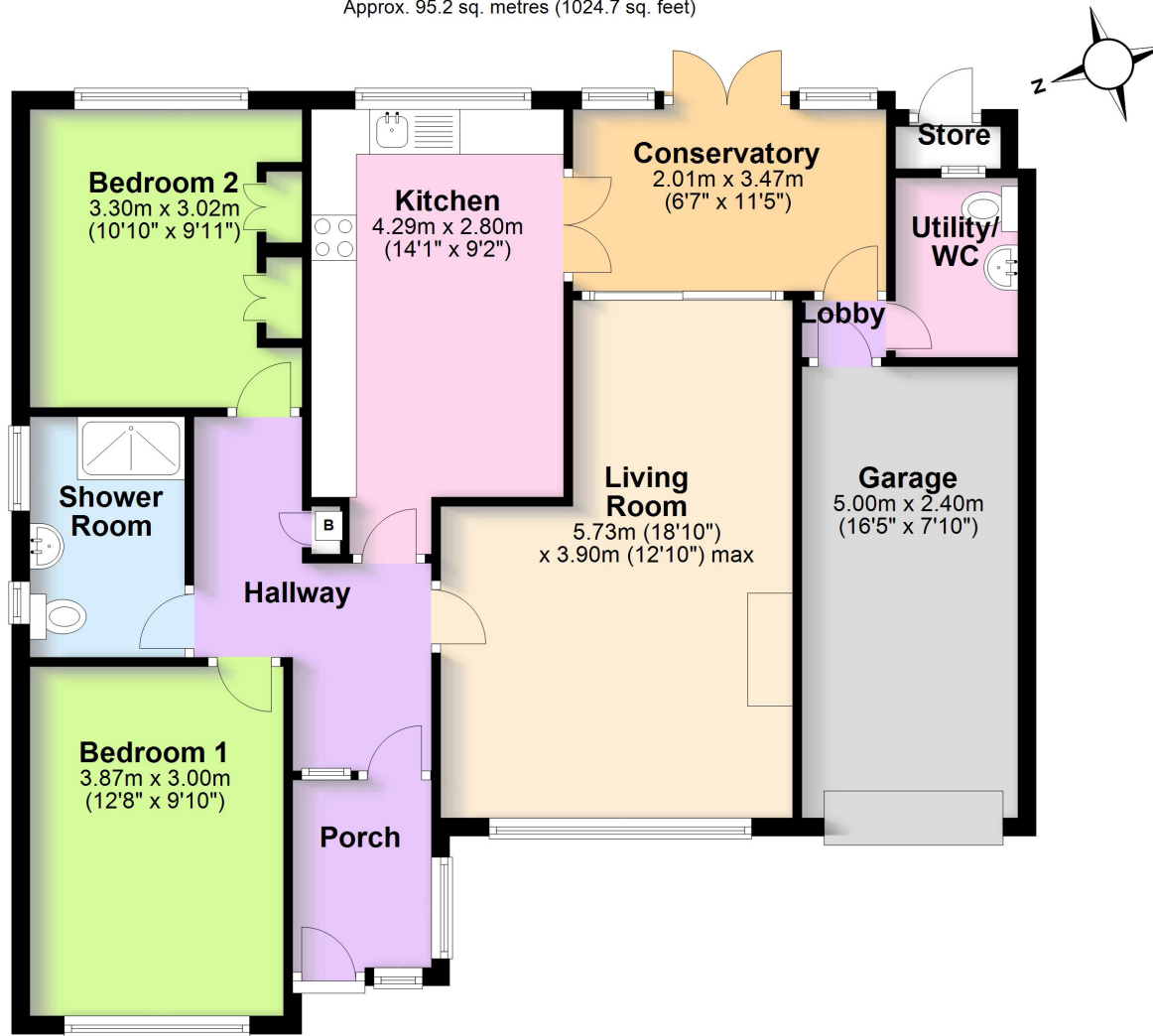
## THE LOCATION

Ash Drive is an attractive and well regarded cul de sac off Farmer Ward Road, close to good schools and within easy walking distance of the town's excellent shopping and amenities. Kenilworth Castle and The Abbey Fields are also close by.

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 providing rapid access to the neighbouring towns of Leamington Spa, Coventry and Birmingham. London can be reached within 90 minutes by way of the interconnecting Coventry Euston line.

### Ground Floor

Approx. 95.2 sq. metres (1024.7 sq. feet)



Total area: approx. 95.2 sq. metres (1024.7 sq. feet)

