



## 19 GLEBE CRESCENT

KENILWORTH, CV8 1JA

- 4 Bedroom Detached Family Home
- Large Plot
- Yards from Town & Station



## THE PROPERTY

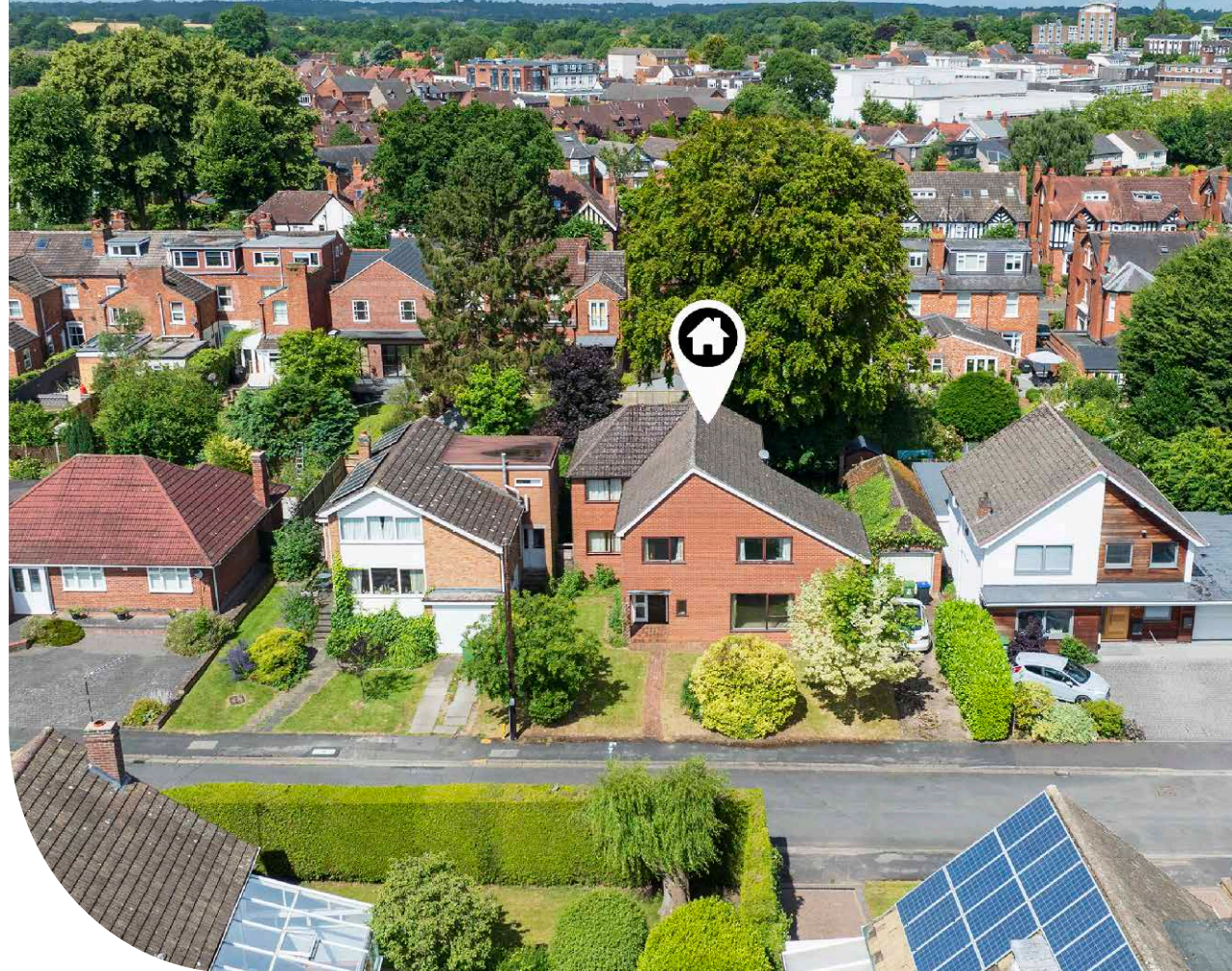
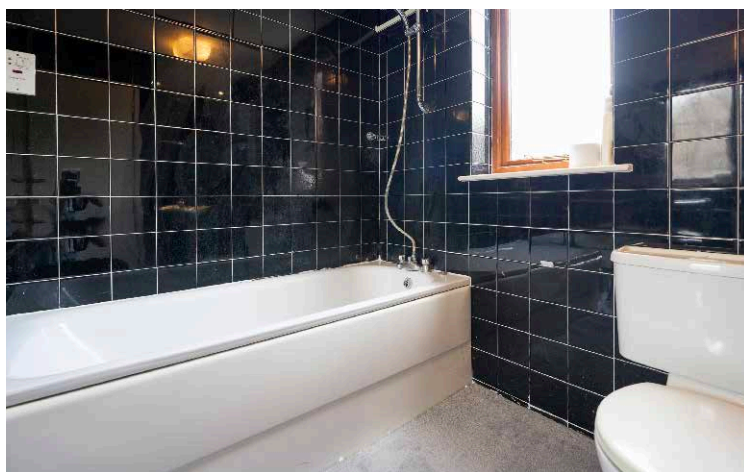
A fantastic opportunity to purchase a large detached family home situated a few hundred yards from the town centre in this popular cul-de-sac. Offering huge potential for refurbishment to a buyer's requirements, the total plot size is also very impressive.

The flexible family accommodation briefly offers; Entrance Hall, cloakroom with WC, spacious lounge with double doors leading up to the rear garden, spacious dining hall with dog leg staircase leading up to the first floor accommodation, breakfast kitchen range of units, personal door leading out to the rear garden and double doors leading through to the family room, which also has a conservatory leading off.

To the first floor there is a spacious landing with four double bedrooms and a Family bathroom. From one of the front bedrooms there is a Dressing Room which we feel has excellent potential to be converted into an En-suite and dressing area.

Externally there is direct vehicular access to a driveway and Garage providing ample off-street parking for several vehicles and excellent storage space. The gardens are a great size for such a central town location and offer a relaxing place to sit and unwind in the warmer summer months.





## THE LOCATION

Glebe Crescent 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.

Nearby Primary Schools include St Johns, Thorns and St Nicholas, with the highly rated Kenilworth Secondary School (now in a brand new building on Glasshouse Lane) just a short distance away.

# THE FLOORPLAN



Total area: approx. 190.7 sq. metres (2052.6 sq. feet)



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