



## 35 WAVERLEY ROAD

KENILWORTH, CV8 1JL

- Beautiful Victorian Semi Detached Property
- Stunning New Kitchen
- 5 Bedrooms & 2 Bathrooms





## THE PROPERTY

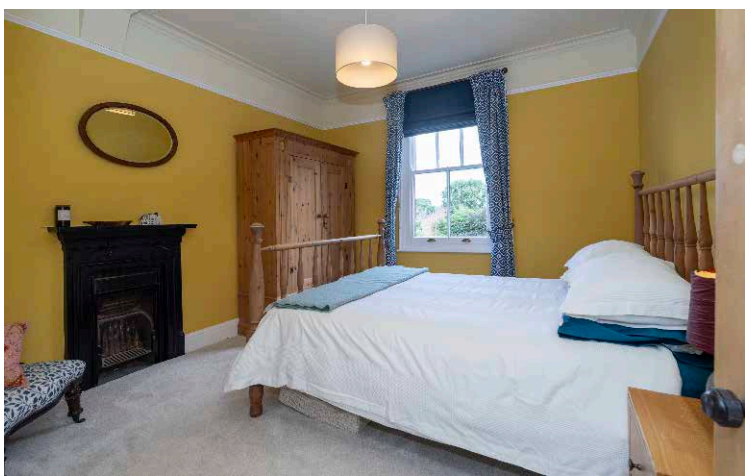
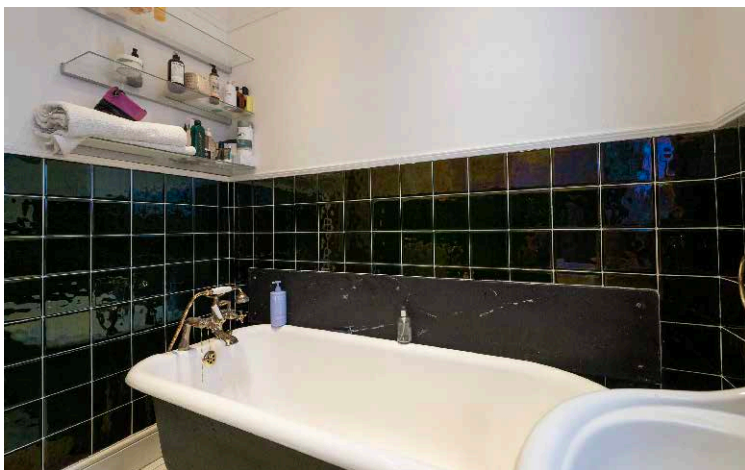
This beautiful semi detached period house, is located in Waverley Road a short stroll away from Kenilworth town centre and Abbey Fields. The house retains many period features, such as high ceilings, feature fireplaces, and cellar. You also have five bedrooms over two floors, family bathroom, shower room and further ensuite shower room. You also have a stunning private rear garden with many shrubs, plants and trees, and a driveway to the front.

In brief the accommodation comprises, entrance hallway with a staircase leading to the first floor accommodation, good sized lounge with bay window and an open fire and feature fireplace to the front elevation, family room with window overlooking the rear garden and a feature fireplace with wood burner, dining area with built in storage, and feature fireplace. refitted kitchen diner to the rear with integrated appliances to include, washing machine, dishwasher and dryer, the kitchen has bifold doors opening onto the rear garden. From the entrance hallway you have a refitted cloakroom with w.c and door leading into a useful cellar.

To the first floor accommodation you have the main bedroom to the front with a bay window and an ensuite shower, two further double bedrooms to the rear of the house, family bathroom, and a further bedroom to the front currently used as an office. Staircase leading to the second floor accommodation with a good sized landing, access to eaves storage, double bedroom and refitted modern shower room.







## THE LOCATION

Waverley Road is just perfectly located for access to all of the towns shops and amenities on foot. Whether it be the charming old High Street with its character pubs and restaurants or the Warwick Road where most of the towns shopping can be found including both Sainsburys and Waitrose supermarket. The beautiful Abbey Fields is also just a short stroll away.

For commuters, the Railway Station is just yards away, whilst the A46 is a few minutes drive connecting the regions motorway network including the M40.



# THE FLOORPLAN



Total area: approx. 208.8 sq. metres (2247.2 sq. feet)



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