



## 14 EDEN CROFT

KENILWORTH, CV8 2BG

- 3 Bedroom Detached Bungalow
- Fantastic Potential

- Chain Free Sale



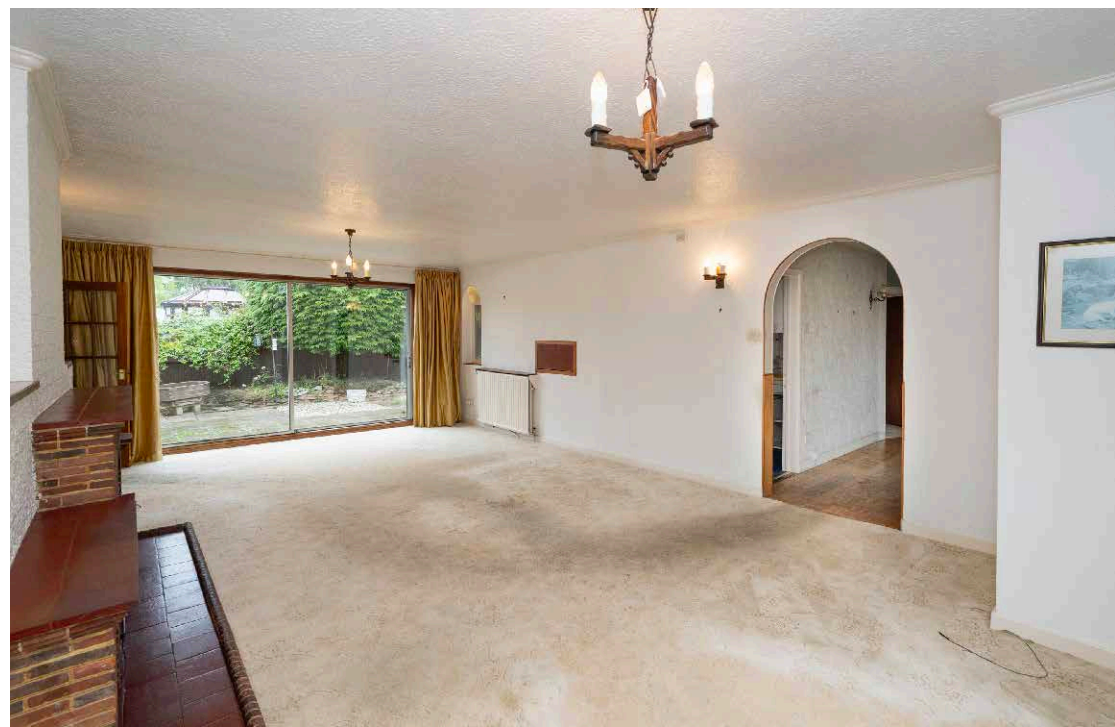
## THE PROPERTY

We are pleased to market this detached bungalow set on a corner plot which requires modernisation, and improvements. The property is situated in a quiet cul de sac close to Windy Arbour, with access to local amenities, and a short walk to Kenilworth town centre. The bungalow has gas central heating, and some double glazing, and offers excellent potential to add value in a popular local area.

The bungalow has three bedrooms, a family bathroom and a shower room. A large lounge with a fireplace, and patio doors leading onto your private rear garden, kitchen/diner and a garage and driveway with plenty of parking. The property is offered with no onward chain.

In brief the accommodation comprises, entrance porch, entrance hallway, living room 25'2" x 15'3", kitchen/diner, bedroom one with built in wardrobes, bedroom three to the rear of the property, bathroom, further double bedroom to the rear, shower room, garage.

To the outside of the property you have a good sized front garden and a driveway with parking and direct access to the garage, to the rear of the bungalow you have a greenhouse and space for further parking, mainly laid to lawn with borders with various plants, shrubs and trees, and patio area.





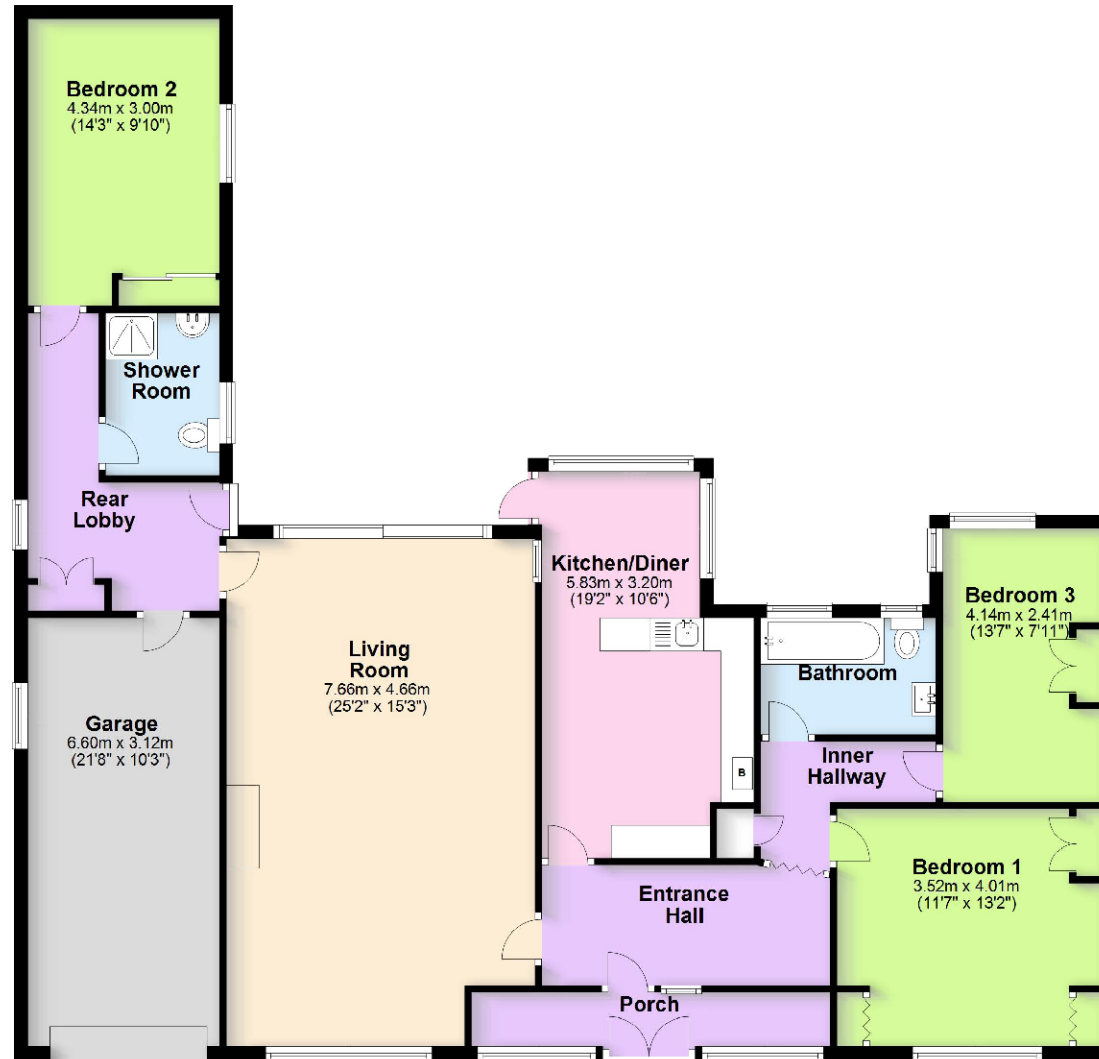
## THE LOCATION

Eden Croft is an attractive and well regarded cul de sac location within easy reach of Kenilworth School, Thorns Infant School and St Nicholas. Very well placed and within easy walking distance of the lovely shopping parade on Whitmoor Road. Warwick Road, where most of the towns excellent amenities can be found is also within an easy 15 minute walk. Kenilworth Castle and The Abbey Fields are also within walking distance.

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. 147.5 sq. metres (1587.2 sq. feet)



Total area: approx. 147.5 sq. metres (1587.2 sq. feet)

