



## 40 INCHBROOK ROAD

KENILWORTH, CV8 2EX

- 5 Bedroom Detached Home
- Open Plan Kitchen Living Diner
- Corner Plot



## THE PROPERTY

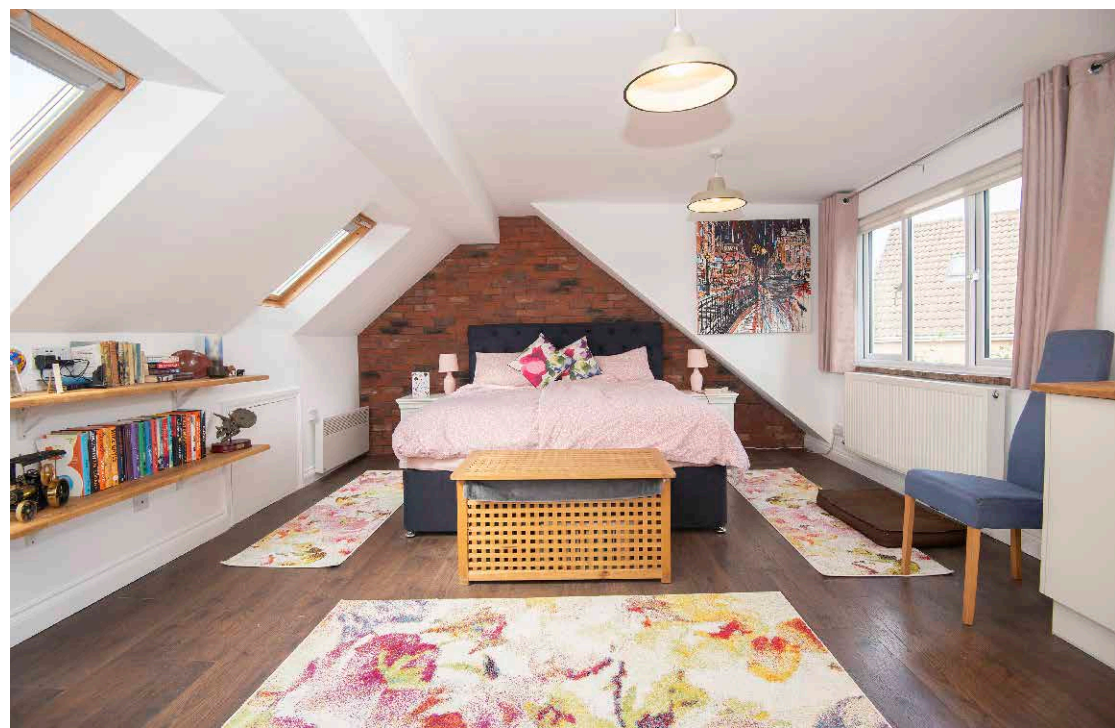
This expansive five bedroom detached property is located on a prominent corner plot towards the north end of Kenilworth and only a stroll away from the Kenilworth common. Nestled into a quiet cul-de-sac, it offers a peaceful place to call home whilst also still being nearby to local schools and amenities.

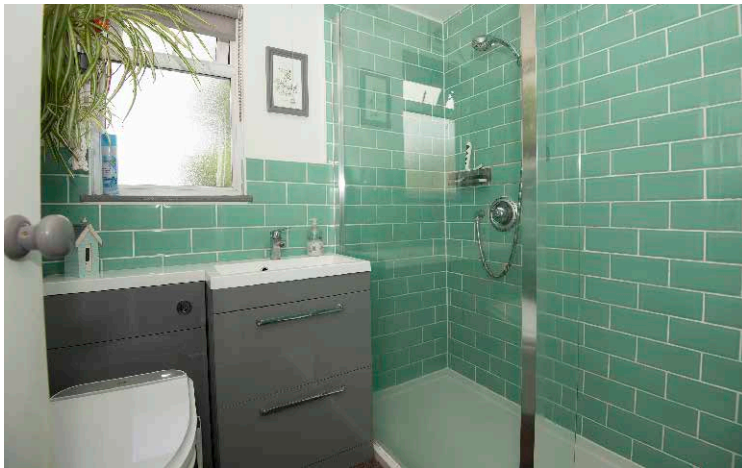
The property would be perfect for a growing family with flexible accommodation over two floors, with two double bedrooms on the first floor with a family bathroom, two further bedrooms on the ground floor, and a sitting room, study and large open plan kitchen, living dining room, and utility room.

The ground floor comprises the entrance hall, hallway with staircase to first floor, sitting room, two bedrooms, family bathroom, large kitchen, living room with large window with views, utility room, shower room, and further bedroom/study.

To the first floor accommodation you have a family bathroom, two large double bedrooms. To the outside of this lovely home you have a large front garden and a driveway with parking for several vehicles, along with direct access to your garage.

The garden has two parts, one is your main garden which is mainly laid to lawn with borders with various plants, shrubs and trees, raised wildlife pond, further private patio area perfect for entertaining, with log cabin and garden shed.





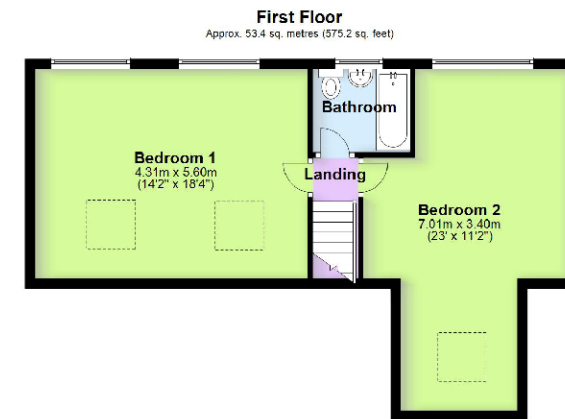
## THE LOCATION

Inchbrook Road, is found on the north east side of Kenilworth and provides a very convenient route towards the A45 and A46 bypass ideal for commuters in general and even better for access to The University of Warwick and Jaguar Land Rover at either Whitley or Gaydon.

Kenilworth town centre is approximately a 20 minute brisk walk away with St Nicholas Primary School 15 minutes, Park Hill Primary School 10 minutes and Kenilworth Secondary School also approximately 15 Minutes walk away (Source Google Maps).

Kenilworth enjoys many parks and open spaces. Abbey Fields, Castle Farm and Kenilworth Common are ideal for families to walk dogs and enjoy the recreational facilities. Delightful rural walks are all within easy distance along with a host of local shops and amenities. The old High Street and Warwick Road have a wide selection of traditional pubs, bars and shopping facilities. The town is also served by excellent bus routes to nearby Leamington Spa and Coventry.

# THE FLOORPLAN



Total area: approx. 172.8 sq. metres (1859.9 sq. feet)



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