



40 RAWNSLEY DRIVE

KENILWORTH, CV8 2NX

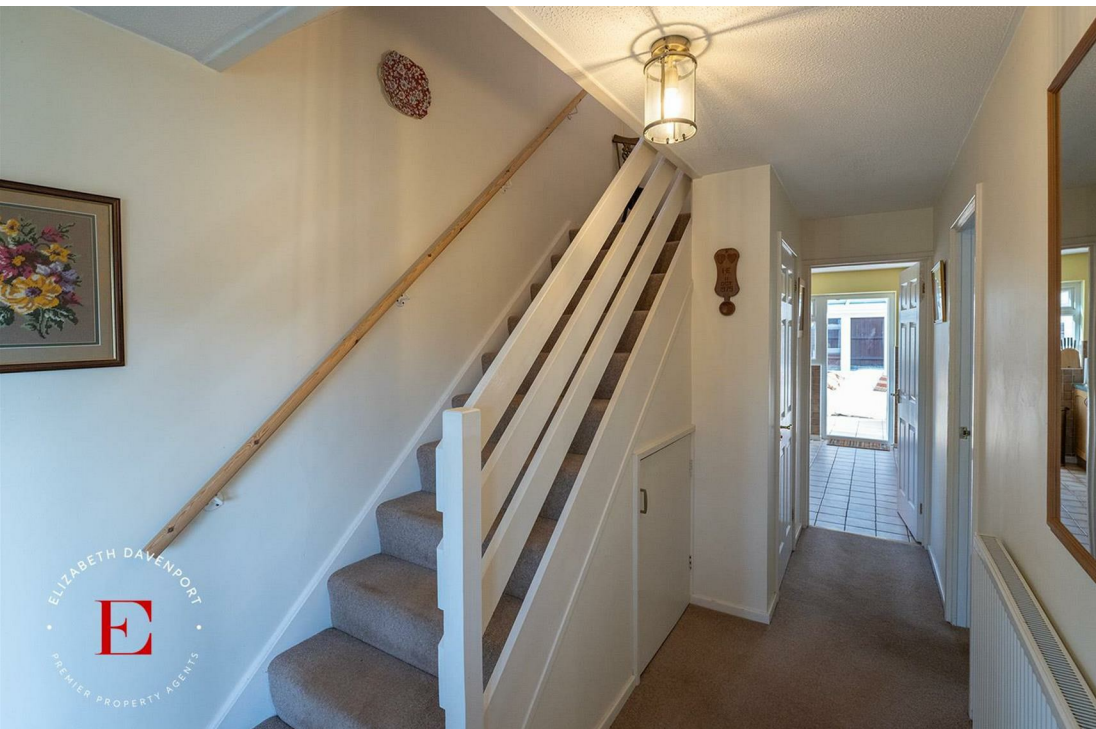
- 4 BEDROOM DETACHED
- BEAUTIFULLY PRESENTED THROUGHOUT
- DRIVEWAY WITH 2 PARKING SPACES
- PRIVATE REAR GARDEN
- GARAGE
- HARD WOOD FLOORING IN DINING ROOM
- TERRA-COTTA TILES IN KITCHEN
- CONSERVATORY
- EPC RATING C, COUNCIL TAX BAND E

THE PROPERTY

A detached family home situated in this highly sought after part of Kenilworth yards from the new secondary school and within very easy walking distance of the mini shopping complex on Leyes Lane. The house itself measuring approximately 120 sqm has huge potential for extension and modernisation if desired.

The flexible family accommodation briefly offers, Porch, Entrance Hall, Lounge, Dining Room with patio doors leading out to the garden, fitted Kitchen and Conservatory. To the first floor there are four bedrooms and a Family Bathroom. Externally there are gardens to front and rear as well as direct vehicular access to a driveway leading to a adjoining Garage. The rear

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





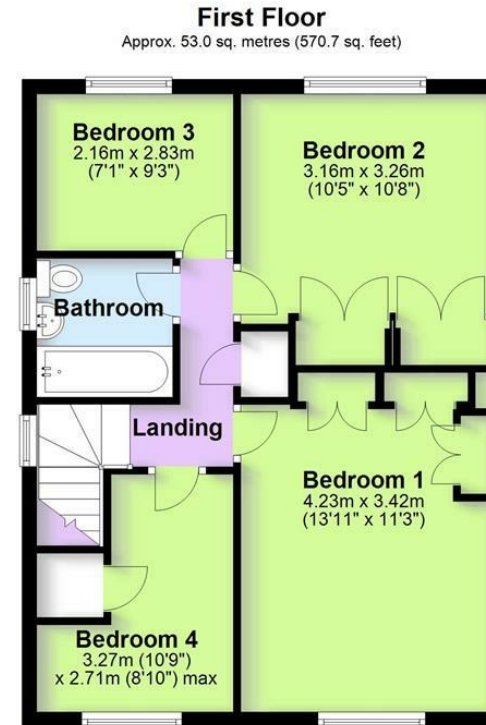
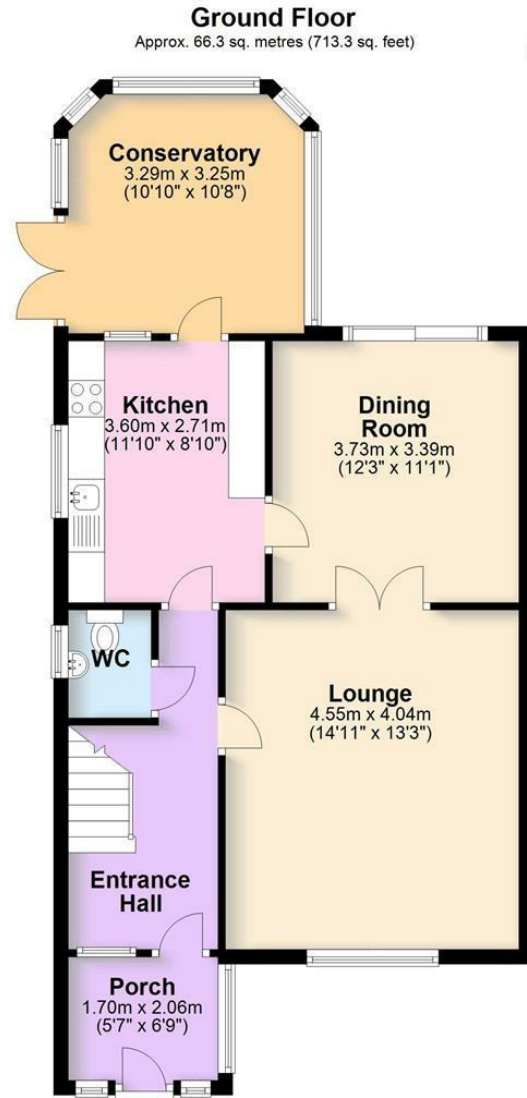
THE LOCATION

Rawnsley Drive is found on the popular Knight Meadow estate to the south east side of Kenilworth and provides a very convenient route out to the A46 bypass, ideal for commuters in general and even better for access to Jaguar Land Rover at either Whitley or Gaydon, as well as for Warwick University.

Kenilworth Golf, Rugby, Cricket and Football clubs are all within easy reach along with a whole host of local shops and amenities. A particularly nice feature of this road is Knowle Hill Nature Reserve located close by. With a small wooded area but mostly open, this is great for a run around with the dog and family.

Kenilworth town centre is approximately a 20 minute brisk walk away with good schooling close by at Thornes First School, Park Hill Primary School and the excellent Kenilworth Secondary School. 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. 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. 119.3 sq. metres (1284.0 sq. feet)