



JULIE PHILPOT
RESIDENTIAL



4 Harlech Close | Kenilworth | CV8 2NL

A delightful and immaculately presented semi detached home within this popular and sought after cul de sac location. The property is on a wider than average plot, has plenty of parking plus garage and a larger than average garden. There are three bedrooms with two reception rooms and a modern kitchen to include integrated appliances. This is a popular location within easy walking distance of local schools, shops and sporting facilities with viewing highly

£379,950

- Three Bedrooms
- Sought After Location
- Viewing Recommended
- Cul De Sac Location



Property Description

DOOR TO

ENTRANCE HALL

With radiator, telephone and broadband connection point, radiator and understairs storage cupboard.

LOUNGE

12' 8" x 10' 7" (3.86m x 3.23m)

With feature fireplace having electric fire and having been professionally fitted by Manor House Fires of Kenilworth. Radiator and tv aerial connection. Open Access to:

DINING ROOM

10' 8" x 9' 3" (3.25m x 2.82m)

With radiator and rear garden views.

KITCHEN

11' 4" x 7' 4" (3.45m x 2.24m)

Having been professionally designed and fitted with a range of gloss cupboard and drawer units plus matching wall cupboards with soft closing doors. Integrated appliances to include: four ring gas hob, electric double oven, dishwasher, washer/dryer and tall fridge/freezer. Extractor hood over the hob, stainless steel sink unit and contrasting round edged worksurfaces. Door to rear garden.

FIRST FLOOR LANDING

Having nice views to the side of the property towards a spinney. Access to roof storage space via pull down loft ladder.

BEDROOM ONE

13' 1" x 10' 2" (3.99m x 3.1m)

With radiator and range of built in bedroom furniture to include built in cream high gloss wardrobes and a range of drawer storage units having display area over. Built in linen storage cupboard.

BEDROOM TWO

11' 2" x 10' 5" (3.4m x 3.18m)

With radiator, rear garden views and mirror fronted wardrobes as fitted.

BEDROOM THREE

9' 5" x 6' 4" (2.87m x 1.93m)

With radiator and built in storage cupboard/wardrobe. .

BATHROOM

6' 1" x 6' 0" (1.85m x 1.83m)

Having panelled bath with Triton electric shower over and glazed shower screen, vanity wash basin and w.c. Heated towel rail and fully tiled walls in complementary ceramics.

OUTSIDE

GARAGE

16' 6" x 9' 0" (5.03m x 2.74m)

Having an electric up and over door, light, power, under eaves storage space and personal entrance door to the rear garden.

DRIVEWAY PARKING

The property is on a generous plot which provides ample off road parking in addition to the garage. The front has a pressed concrete drive in a brick design with further stone chippings to the side for additional parking needs.

FRONT GARDEN

The front of the property has been landscaped with stone chippings to provide low maintenance. A gate ad the side leads to the:

REAR GARDEN

The attractive rear garden has been landscaped for easy maintenance with an area of astro turf lawn with mature and well stocked shrubbery borders. There is plenty of space for outdoor socialising and dining with the patio and additional side area for the bbq. The garden is a further benefit to this home.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

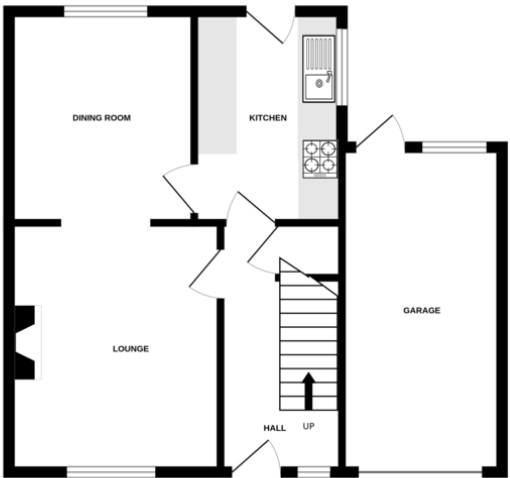
T: 01926 257540

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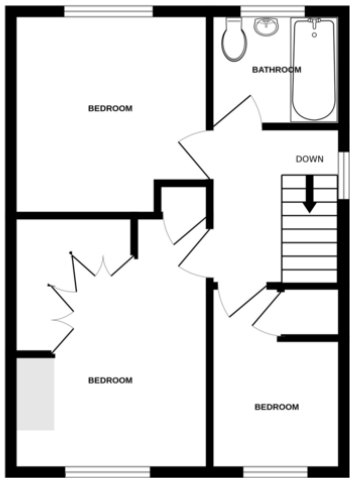
W: www.juliephilpot.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.

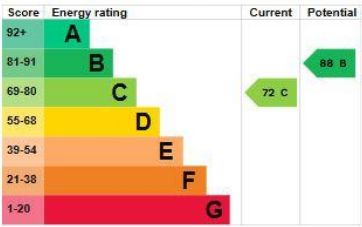


TOTAL FLOOR AREA : 938 sq.ft. (87.1 sq.m.) approx.
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Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60