



JULIE PHILPOT
RESIDENTIAL



59 Henry Street | Kenilworth | CV8 2HL

A superb, immaculately presented detached family home having been recently modernised and extended to provide generous accommodation with a private, landscaped rear garden and the added benefit of a drive and garage. The property is very stylish and tastefully presented throughout with many period features to include feature fireplaces, picture rails and oak doors which will only be appreciated by viewing. The accommodation includes two reception rooms, a large kitchen with utility and cloakroom. On the first floor are three really good size bedrooms, a family bathroom with the master bedroom having an en-suite plus a dressing room.

£495,000

- Detached Home With Garage & Drive
- Three Bedrooms, Two Reception Rooms
- Spacious, Extended Accommodation
- Viewing Essential



Property Description

CANOPY PORCH

With door to:

ENTRANCE HALL

Having engineered oak flooring, radiator with radiator cover over, understairs storage recess and understairs storage cupboard.

LOUNGE

13' 5" x 11' 7" (4.09m x 3.53m)

With bay window, cast iron feature fireplace and radiator.

DINING ROOM

13' 5" x 11' 8" (4.09m x 3.56m)

Having cast iron feature fireplace, radiator with radiator cover and French doors to rear terrace.

EXTENDED KITCHEN

17' 7" x 7' 8" (5.36m x 2.34m)

Having an extensive range of cupboard and drawer units, round edged worksurfaces providing plenty of worktop space, two radiators and tiled floor. Smeg range cooker with six burners and double ovens with extractor hood over. Integrated dishwasher and integrated fridge/freezer. Personal side entrance door to the sunny terrace.

UTILITY ROOM

With round edged worksurfaces, space and plumbing for washing machine and space for tumble dryer. Heated towel rail.

CLOAKROOM

Having vanity wash basin with double cupboard under, w.c. and tall wall radiator.

SPINDLED OAK STAIRCASE TO FIRST FLOOR

BATHROOM

Having vanity basin with double cupboard under, concealed cistern w.c., and panelled bath with hand held shower attachment over. Heated towel rail and fully tiled walls.

MASTER BEDROOM

13' 6" x 10' 8" (4.11m x 3.25m)

A lovely master bedroom with rear garden views, feature fireplace, picture rail and radiator.

EN-SUITE

With underfloor heating, concealed cistern w.c., and vanity wash basin with double cupboard under. Fully tiled walls and shower having rainfall fixed head shower and hand held attachment, glazed shower screen and wall mirror. The en-suite is a wet room design with a feature 'porthole' window.

DRESSING ROOM

26' 2" x 8' 7" (7.98m x 2.62m)

From the master bedroom a spiral staircase leads to this really useful room that is currently used as a dressing room. There are two Velux windows, there is a restricted roof height to the sides.

DOUBLE BEDROOM TWO

12' 3" x 12' 1" (3.73m x 3.68m)

Located to the front of the property is this second double room with picture rail, radiator, feature fireplace and built in wardrobes.

BEDROOM THREE

8' 2" x 8' 3" (2.49m x 2.51m)

This is a generous sized third bedroom to the front of the house. Radiator.

OUTSIDE

The property has the added benefit of driveway parking to the front for vehicles, with pedestrian side access and direct access to the:

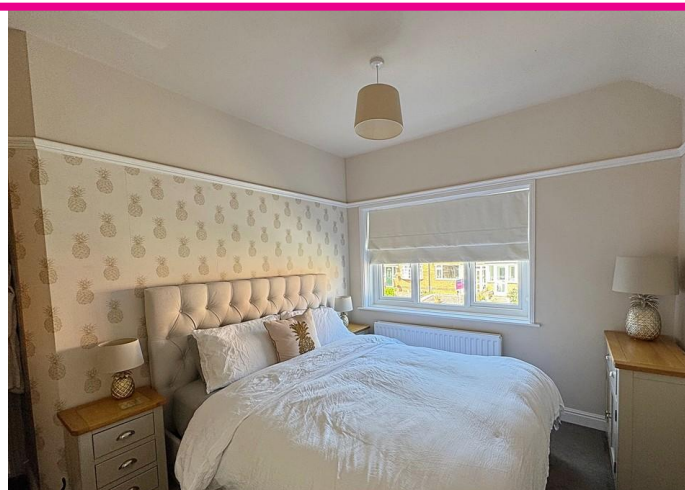
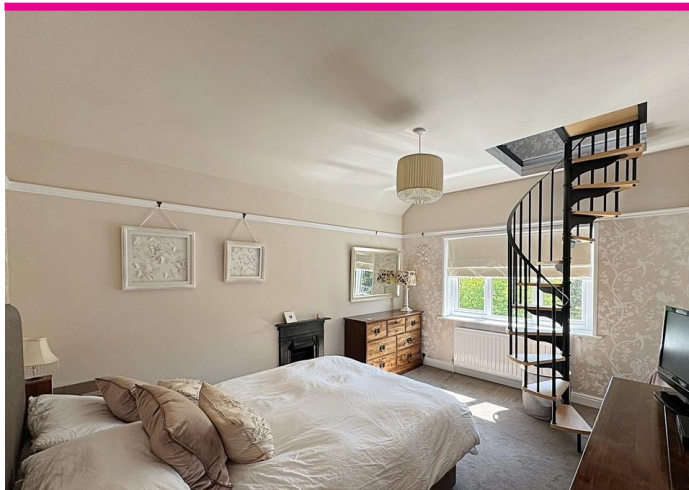
GARAGE

24' 4" x 8' 6" (7.42m x 2.59m)

Having double timber doors, light and power with a workshop area to the rear of the garage with fitted shelving, worktops having cupboards under and wall cupboards over. Personal entrance door to the rear terrace and garden areas.

REAR GARDEN

The rear garden is another special feature to this home, it is sunny and south facing with a high degree of privacy. The garden commences with a paved terrace easily accessible from the kitchen and dining room, this terrace enjoys lovely garden views and a generous seating area. From the terrace a few steps lead down to the more formal landscaped garden with lawn, well stocked and well tended shrubbery borders having a mixed planting scheme. There are mature hedges and a raised high level pond with protective cover and raised beds adjacent. To the corner is a pergola which provides further casual dining and seating space. At the side is the wide path that returns to the front of the property where there is security lighting and tap. The basement is a store cupboard housing the Intergas combination condensing gas boiler.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

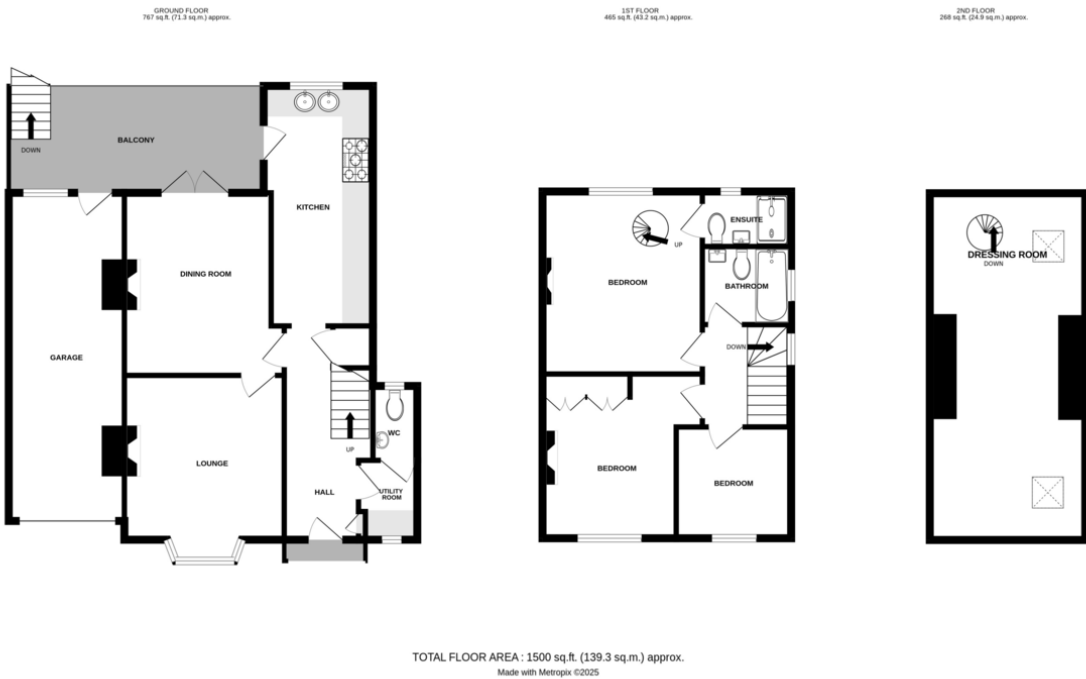
Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

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



Energy rating and score

This property's energy rating is D. 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