



JULIE PHILPOT
RESIDENTIAL



11 Kinton Road | Kenilworth | CV8 2AW

On the market for the first time, this much loved, spacious and well-planned detached chalet bungalow, constructed in 1962, offers great flexibility in design whilst providing the opportunity for further expansion if so desired, and subject to obtaining the necessary approval and consents. The property is very well presented, is in a quiet spot with an attractive and good size private gardens to three sides. There are at present four bedrooms, two on first floor and two on ground floor, plus a dining room, lounge and kitchen. Outside is a garage and driveway.

£449,950

- Viewing Essential
- No Chain Involved
- Scope To Extend
- Delightful Gardens & Quiet Location



Property Description

ENCLOSED PORCH

With door to

DINING AREA

10' x 9' (3.05m x 2.74m)

With radiator, space for dining table, chairs and other furniture and open access to:

INNER HALL

Having radiator and understairs storage space.

LOUNGE

17' x 11' 8" (5.18m x 3.56m)

Located to the front of the property with a large picture window allowing in lots of natural light.

Feature fireplace with gas fire, radiator and two wall light points.

KITCHEN

9' 2" x 9' 0" (2.79m x 2.74m)

Having a range or cupboard and drawer units and matching wall cupboards, stainless steel sink, space and plumbing for automatic washing machine and slot in electric cooker. Space for under counter fridge, complementary tiling, ample worktop space and side entrance door.

BATHROOM

With panelled bath having mixer tap/shower attachment and folding shower screen. Pedestal wash hand basin, w.c., radiator and complementary tiling.

BEDROOM ONE

11' 9" x 11' 9" (3.58m x 3.58m)

Having rear garden views, radiator and built in double wardrobe.

BEDROOM TWO

9' 7" x 7' 9" (2.92m x 2.36m)

Also having rear garden views, radiator and built in double wardrobe. This room is currently used as an additional reception room.

STAIRCASE TO FIRST FLOOR LANDING

With radiator and storage cupboard.

BEDROOM THREE

11' 6" x 10' (3.51m x 3.05m)

With radiator.

BEDROOM FOUR

10' x 7' 7" (3.05m x 2.31m)

Having rear garden views, and access to under eaves storage space.

OUTSIDE

GARAGE

16' 3" x 8' 3" (4.95m x 2.51m)

With up and over door, light, power and personal entrance door from garden.

GARDENS

The property has attractive, sunny and private gardens to the front, side and rear primarily laid to lawn with mature laurel hedging. To the side of the property is a covered veranda area with bin store; outside w.c and brick built store housing the Vaillant gas boiler.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

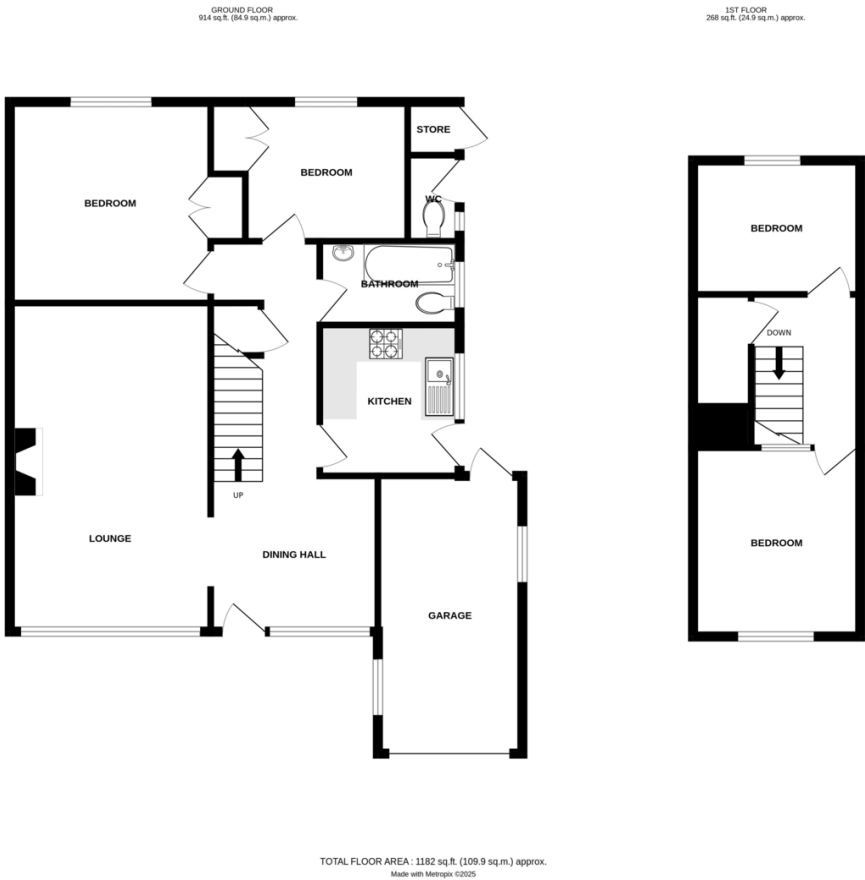
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	65 D
39-54	E		
21-38	F		
1-20	G		