



8 Bromley Close | Kenilworth | CV8 1AJ

£635,000

A very attractive, immaculately presented and extended detached property set in a popular, quiet cul de sac within a short and easy walk of Abbey Fields, the Castle and Old High Street. The property has been improved and extended by the sellers to include the large porch with oak doors and to provide a larger living area with bi-fold doors to the garden. There are also three double bedrooms, a refitted bathroom, modern kitchen breakfast room, utility room and welcoming hallway entrance. Outside is a Mediterranean style rear garden, ample driveway parking and a garage with electric door and EV charging point.

- Three Double Bedrooms
- Extended to Ground Floor
- Light and Airy Accommodation
- Quiet Cul De Sac



Property Description

CANOPY PORCH TO ENCLOSED PORCH

Having tiled floor, radiator, downlights and oak framed glazed double doors to:

ENTRANCE HALL

With solid wood flooring, radiator and understairs storage cupboard.

CLOAKROOM AND UTILITY

Having w.c. and wall mounted vanity wash basin, fully tiled walls and access to utility area with space and plumbing for automatic washing machine. Wall mounted Vaillant gas boiler, radiator and further cupboards with shelving and space for a tumble dryer.

SPACIOUS KITCHEN/BREAKFAST ROOM

18' 9" x 8' 9" (5.72m x 2.67m)

Having an extensive range of cream gloss cupboard and drawer units with matching wall cupboards. Granite worktops, one and a half bowl stainless steel under mount sink unit, AEG five burner gas hob with extractor hood over, Neff wall mounted double oven with cupboard over, warming oven and storage under. Kenwood integrated dishwasher, tall Zanussi fridge/freezer and broom storage cupboard. Space for table and chairs, side entrance door, radiator and tiled floor.

EXTENDED & ENLARGED OPEN PLAN LIVING AREAS

LOUNGE AREA

25' 4" x 11' 9" ext to 19.1" (7.72m x 3.58m)

With walk in bay window, three wall light points, radiator and 'hole in the wall' gas fire with limestone surround bi-fold doors to rear garden.

SECOND SEATING/DINING AREA

15' 6" x 8' 5" (4.72m x 2.57m)

With French double doors to garden.

FIRST FLOOR LANDING

With access to roof storage space.

BEDROOM ONE

17' 5" x 11' 5" (5.31m x 3.48m)

With dual aspect windows, radiator and built in bedroom furniture to include four double wardrobes, dressing table unit and matching drawer units.

BEDROOM TWO

13' 1" x 9' 3" (3.99m x 2.82m)

With radiator and laminate wood flooring.

BEDROOM THREE

8' 9" x 8' 1" (2.67m x 2.46m)

With radiator, rear garden view and laminate wood flooring.

BATHROOM

With panelled bath having a mixer tap/shower attachment over. Vanity wash basin with drawer under, w.c., large separate walk in shower, fully tiled with glazed shower screen. Radiator and complementary wall and floor tiling.

OUTSIDE

FRONT GARDEN

The front garden has an area of lawn. From the front of the property a path leads to the:

REAR GARDEN

A gate and path at both sides of the property leads to the attractive and private rear garden with an area of lawn, paved patio, timber decking seating area, sun canopy and timber fencing.

TIMBER SUMMER HOUSE

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

With French doors and laminate flooring.

SINGLE GARAGE

There is a partly integral single garage having an electric roller door, light and power.

PARKING

To the front of the property is ample driveway parking for several vehicles along with an EV Charging point.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

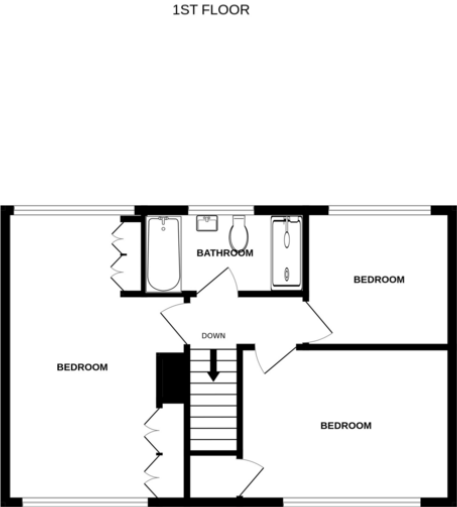
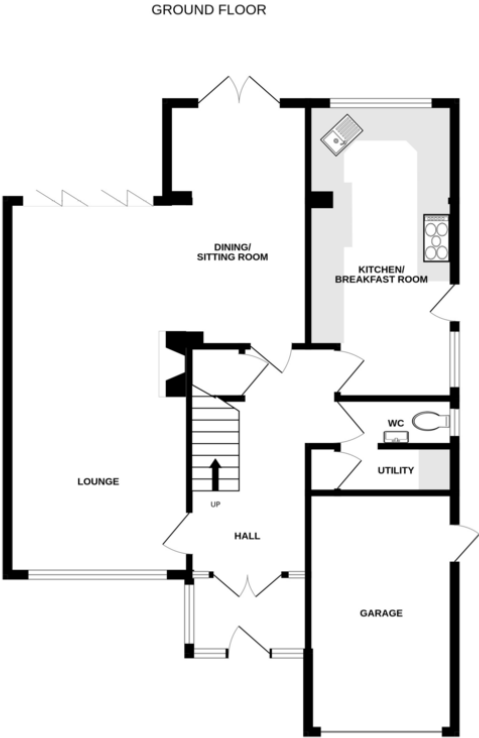
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, 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 C.

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

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