



Arlington Avenue, Leamington Spa, CV32 5UD

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This rarely available handsome, detached and extended family home built in the 1930s is ideally placed in a very sought after location just a short stroll from the town centre itself.

The property is being sold with no upward chain and offers wonderfully spacious accommodation of circa 2700 sq ft.

In brief comprising - Entrance hall, cloakroom/w.c, sitting room, living room, large open plan kitchen/dining room and utility room. To the first floor there are four bedrooms, family bathroom and an en-suite. To the second floor there is a very large bedroom with an en-suite shower room.

Outside there is ample driveway parking leading directly to the garage. The rear garden is a lovely size for a town centre property and has a patio area, pond and is mainly laid to lawn.

This well presented and characterful property would make a wonderful home and a viewing is strongly advised.





Key Features

- Extended detached 1930's family home
- Very sought after town centre location
- Five bedrooms
- Three bathrooms
- Sitting room, living room
- Spacious open plan kitchen/dining room
- Garage and driveway
- Large rear garden
- Circa 2700 sq ft of well presented accommodation
- No Chain

Guide Price
£1,200,000

Entrance hall

Cloakroom/w.c

Sitting room

13'8" x 13'0"

Living room

18'9" x 15'10"

Kitchen/dining room

28'2" x 21'1"

Utility room

Bedroom

18'11" x 10'11"

En-suite

Bedroom

13'8" x 11'1"

Bedroom

21'0" x 8'9"

Bedroom

10'2" x 8'9"

Bathroom

Bedroom

19'7" x 18'5"

En-suite

Garage

13'2" x 8'9"



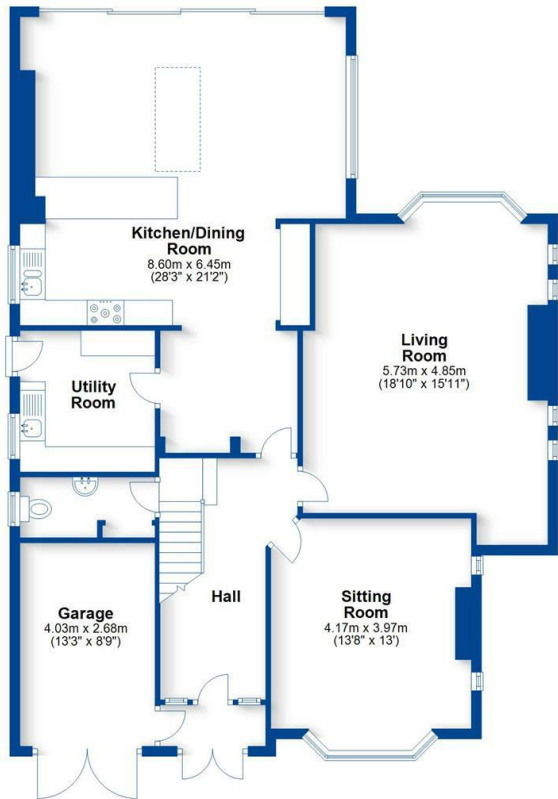




Floorplan

Ground Floor

Approx. 127.8 sq. metres (1375.8 sq. feet)

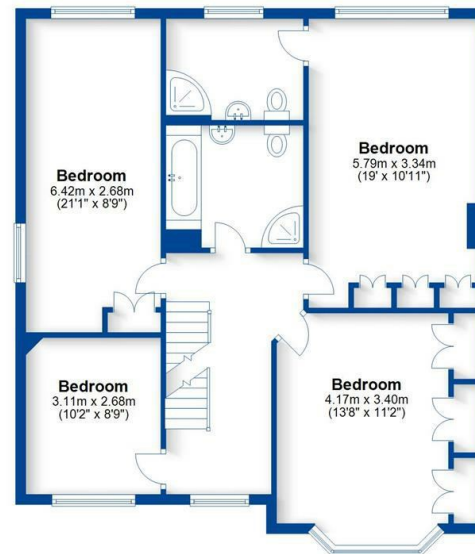


Total area: approx. 252.5 sq. metres (2718.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

First Floor

Approx. 86.9 sq. metres (934.9 sq. feet)



Second Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



EPC Rating - C

Tenure - Freehold

Council Tax Band - G

Local Authority
Warwick District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.