



26 Farley Avenue, Harbury
Leamington Spa

In Excess of £430,000





26 Farley Avenue

Harbury, Leamington Spa

3-bed detached home in Harbury village. Stylish interiors, open-plan kitchen/diner/living room, countryside views. Generous garden, sought-after location near Leamington Spa. Village life with modern style and convenience. (EPC Rating: D)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached house
- Open plan living
- 3 bedrooms
- Countryside views
- Sought after location
- Garage



Lounge/Kitchen/Diner
22' 0" x 28' 10" (6.70m x 8.80m)

Study
11' 6" x 9' 2" (3.50m x 2.80m)

WC
5' 3" x 2' 7" (1.60m x 0.80m)

Master Bedroom
15' 1" x 9' 6" (4.60m x 2.90m)

Bedroom 2
9' 6" x 9' 2" (2.90m x 2.80m)

Bedroom 3
11' 10" x 8' 2" (3.60m x 2.50m)

Snug
6' 7" x 5' 7" (2.00m x 1.70m)

Bathroom
8' 10" x 8' 2" (2.70m x 2.50m)





GARDEN

DRIVEWAY

2 Parking Spaces

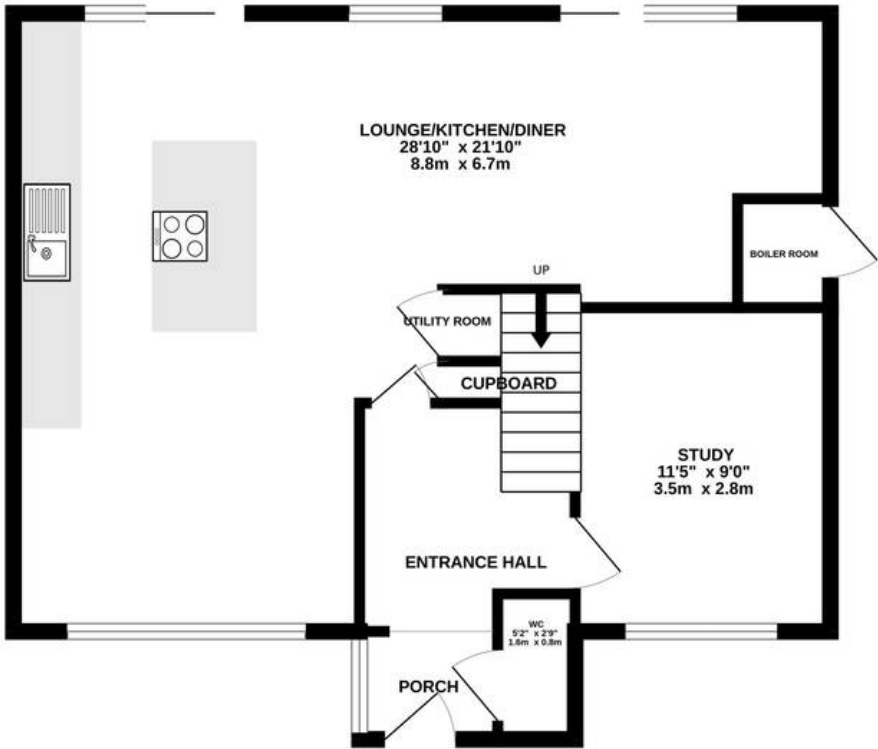
GARAGE

Single Garage

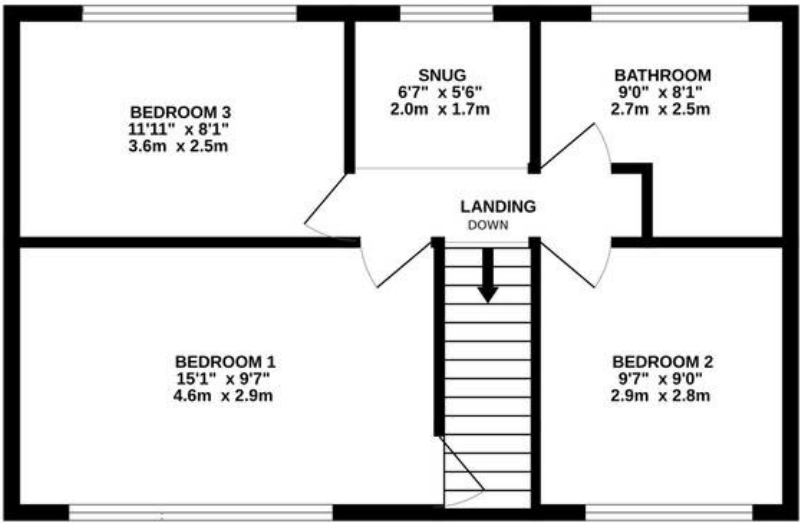




GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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