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Henry Street  
Kenilworth



## Property Description

**\*\*WELL PRESENTED THROUGHOUT - MUST BE VIEWED\*\***

This traditional mid terrace family home offers ample living alongside good bedroom sizes and is set over three floors. The property benefits from three double bedrooms, single 4th bedroom or study, shower room, Jack & Jill shower room and a family bathroom, two reception rooms and a rear garden with views over the brook.

## Approach

Attractive frontage with walled forecourt, side gate to alley and entrance door to;

## Dining Room

12' max x 9' 2" ( 3.66m max x 2.79m )  
Double glazed window to the front elevation. radiator, feature fireplace and door to;

## Ground Floor Shower Room

Part tiled walls comprising single shower cubicle, wash hand basin, w/c and heated towel rail.

## Lounge

9' 7" x 11' 8" ( 2.92m x 3.56m )  
Wood floor and traditional wooden wall paneling, radiator and double glazed sash window to the rear elevation, door to;

## Kitchen

11' 11" x 5' 11" ( 3.63m x 1.80m )  
Featuring a range of wall and base mounted white gloss units incorporating a single stainless steel sink and drainer unit with wooden work surfaces over. Integrated electric oven and gas hob with cooker hood over. Subway tiled splashbacks and space for white goods. Double glazed window and door to the side elevation.

## First Floor Landing

Stairs rising from ground floor, second set of stairs rising to second floor and doors to;

## Master Bedroom

9' 5" x 14' 1" ( 2.87m x 4.29m )  
Spacious master bedroom with two double glazed Georgian sash window to the front elevation, wood floor, feature fireplace and radiator.

## Bedroom Two

11' 9" x 9' 9" ( 3.58m x 2.97m )  
Double glazed sash window to the rear elevation, wood floor and radiator.

## Bathroom

Featuring a traditional panel bath with part tiled walls. Utility area with space for white goods and wooden work surfaces over, wash hand basin and heated towel radiator. Loft access via pull down ladder.

## Second Floor Landing

Doors to;

## Bedroom Three

11' 6" x 11' ( 3.51m x 3.35m )  
Double glazed skylight to the front elevation, storage into eaves, radiator and door to;

## Jack 'n' Jill En-Suite

Double glazed window to the rear elevation, part tiled walls featuring a single shower cubicle, wash hand basin, w/c and heated ladder towel radiator.

## Bedroom Four

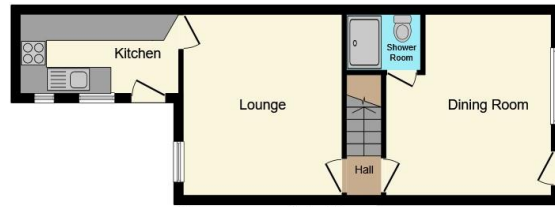
7' 5" x 6' 4" ( 2.26m x 1.93m )

Currently used as a study with double glazed window to the rear elevation and radiator. Door through to Jack & Jill En-suite.

## Outside

Brick paved patio with artificial lawn beyond and further paved patio area to the rear - ideal for al-fresco dining with lovely views over the brook

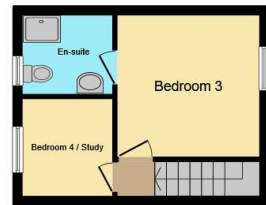




**Ground Floor**



**First Floor**



**Second Floor**



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To view this property please contact Atkinson Stilgoe on

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**EPC Rating: D**

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Tenure: Freehold



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