



Atkinson  
Stilgoe 

Henry Street  
Kenilworth



# Henry Street Kenilworth CV8 2HL

for sale fixed price  
**£305,000**



## Property Description

Nestled in the heart of the ever-popular Henry Street in Kenilworth, this beautifully extended mid-terrace home offers a perfect blend of character, comfort, and space. With two generous double bedrooms, a large private garden, and spacious living areas, this property is ideal for first-time buyers, small families, or downsizers seeking a peaceful yet convenient location.

The ground floor features a bright and welcoming living room, leading through to a thoughtfully extended kitchen and dining area- perfect for both everyday living and entertaining. The modern kitchen is well-appointed, offering ample worktop and storage space, and enjoys direct access to the expansive rear garden, which provides an excellent outdoor retreat with room for entertaining, gardening, or play.

Upstairs, you'll find two well-proportioned double bedrooms, each filled with natural light and offering plenty of space for furnishings and storage. The property is completed by a stylish bathroom and benefits from gas central heating and double glazing throughout.

Located within easy reach of Kenilworth's town centre, schools, parks, and excellent transport links, this delightful home combines practicality and charm in an enviable location.

## Living Room

14' 5" x 13' 2" ( 4.39m x 4.01m )

Spacious living area overlooking front aspect with GCH and Double glazing leading to dining area.

## Dining Area

13' 7" x 13' 2" ( 4.14m x 4.01m )

Open Plan to extended kitchen with downstairs cloakroom. French doors leading to private rear garden.

## Bedroom 1

11' 2" x 13' 2" (3.40m x 4.01m )

Double bedroom overlooking front aspect with GCH and double glazing.

## Bedroom 2

10' 1" x 8' 3" (3.07m x 2.51m )

Double sized room overlooking rear aspect with GCH and double glazing.

## Bathroom

7' 6" x 4' 6" (2.29m x 1.37m )

White 3 suite bathroom with bath and shower facilities in addition to heated towel rail

## Garden

Large private garden from rear French doors and steps leading to turf area.

## Kitchen

8' 7" x 5' 4" ( 2.62m x 1.63m )

Kitchen with appliances leading to downstairs cloakroom with w/c and wash basin.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C    Council Tax  
 Band: C

Tenure: Freehold

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