



# 21 Beaconsfield Avenue

RUGBY, CV22 6BY

**Henry James**  
The **Rugby** Property Expert

 **The  
Property  
Experts**







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**Style! Space! Luxury! If you're dreaming of living in a beautifully presented detached dormer bungalow with an impressive open plan kitchen, dining and living room, then look no further than this stunning home!**

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**Property at a glance**

Freehold Detached Dormer Bungalow

Four Generous Double Bedrooms

Parking For Up To Five Cars

Open Plan Kitchen-Dining-Living Room

Spacious Landscaped Rear Garden

Ideal For Entertaining Family And Friends

Local Schools Within Walking Distance

Excellent Commuter Transport Links

Shopping Within Walking Distance

EPC Rating - D







It's a pleasure to introduce you to this stunning four bedroom detached dormer bungalow! Situated on a quiet cul-de-sac, this beautiful home has been largely extended and completely modernised throughout while still offering the option of lateral living. This spacious, modern home offers four bedrooms, two bathrooms and off-street parking for at least five cars.

This stunning four bedroom detached dormer bungalow offers a lovingly manicured South facing rear garden. The generous rear garden offers a very spacious patio which is the perfect space for summertime barbeques and alfresco dining with family and friends. What's more the private rear garden offers a garden shed, an external tap, exterior lighting, external plug sockets CCTV security cameras, rear access into the single garage and side access to the front of the property. A large portion of the rear garden is laid to lawn and the rear of the lawn is bordered by an attractive gravel filled border.

This beautiful home is well located just minutes away from Rugby's vibrant town centre, residents are drawn to this highly sought after area thanks to its proximity to Rugby's excellent network of public, private and grammar schools and for its excellent commuter links with easy access to Rugby railway station and Rugby's motorway network.



“There are few properties that come to the market in such a fantastic location it is very rare to have so many amenities on your doorstep, that's not to mention the stunning interior!”



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## The Seller's View

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"We love the location! Set in a quiet cul-de-sac with countryside right behind, yet only a short walk to shops, schools, a doctor's surgery, and other everyday essentials. It's rare to find a home that offers this level of peace while still being so connected. The house itself had everything we were looking for; a good layout, a private garden, and a sense of space both inside and out. The neighbourhood is well looked after and has a genuine community feel."

"The house gets great natural light throughout the day, especially in the morning, which makes it feel bright and uplifting. It's in a quiet, peaceful area with no through traffic, which adds to the sense of calm."

"Hosting friends and family for special occasions has always been memorable here. The open layout and garden make it so easy to bring people together."

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"Our favourite room – the Kitchen, Dining and Living Room"



### Directions

Heading West on the M6 take the Junction 1 exit to Rugby. At the roundabout, take the 1st exit onto A426. At the roundabout, take the 2nd exit. At the roundabout, take the 2nd exit. At Kipling Roundabout, take the 2nd exit. At the roundabout, take the 2nd exit. At the roundabout, take the 1st exit. At the roundabout, take the 2nd exit. Turn left onto Warwick Street. Continue straight onto Dunchurch Road. Turn left onto Churchill Road. Turn right onto Beaconsfield Avenue. Turn left to stay onto Beaconsfield Avenue. 21 Beaconsfield Ave, Rugby CV22 6BY will be on the right.

### Services

Mains gas, mains electricity, mains water and broadband is connected

### Tenure

Freehold

### Local Authority & Tax Band

Rugby Borough Council  
Town Hall, Evreux Way, Rugby, CV21 2RR  
[www.rugby.gov.uk](http://www.rugby.gov.uk)  
Tel 01788 533533  
Tax band - C

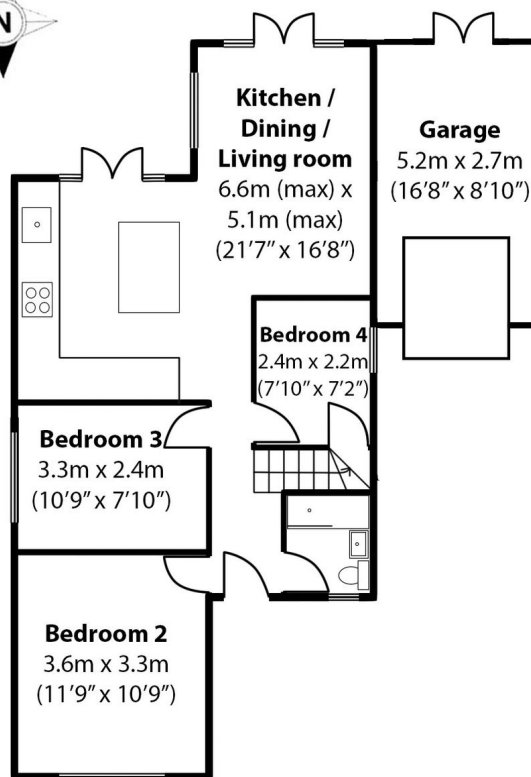
### Viewing Arrangements

Viewing strictly by appointment with sole agent  
Henry James  
07960 882807  
[henry@thepropertyexperts.co.uk](mailto:henry@thepropertyexperts.co.uk)

### Amenties/Distances

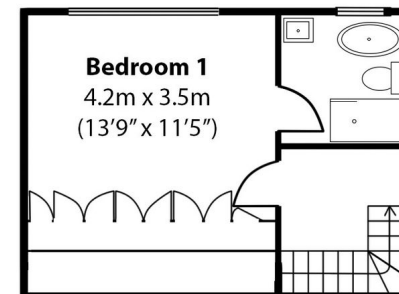
Town Centre 0.5 miles  
Primary Schools 0.8 miles  
Train Station 1.5 miles  
Motorway links 3.4 miles  
Airport 23.2 miles  
Nearest City 12.1 miles  
Bus Stop 0.2 miles  
University 11.5 miles  
Hospital 0.2 miles

# Beaconsfield Avenue, Rugby, CV22



Ground Floor

Total approximate area = 119 sq.m. /  
1280 sq ft



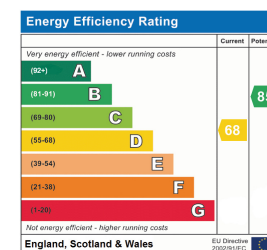
First Floor

Not to scale - for identification only



### AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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# About the **Area**

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## **Rugby**

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton.



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## **Warwickshire**

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history.





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# Henry James

The **Rugby** Property Expert

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## Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

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*“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”*

**Sam Kealy**

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