

**ehB**  
RESIDENTIAL

Your Property - Our Business



8, Crowden Drive, Leamington Spa



An outstanding opportunity to acquire an impressive three storey semi detached townhouse of generous proportions, providing well appointed five bedroomed and three bathroomed accommodation within this highly regarded gated north Leamington Spa development.

#### Crowden Drive

Is an exclusive gated development of attractively styled semi detached townhouses being conveniently sited approximately half a mile to the north of the town centre within easy reach of a good range of local facilities and amenities including shops, schools for all grades and a

variety of recreational facilities. Since its original construction by Crest Nicholson in 2006 the development has proved to be very popular.

ehB Residential are pleased to offer 8 Crowden Drive which is an opportunity to acquire a particularly well situated three storey semi detached townhouse of attractive style, providing well appointed spacious five bedroomed and three bathroomed accommodation which has been maintained by the present owners to a good standard throughout. The property features a pleasant landscaped garden, good sized off road car parking facility and agents consider internal inspection to be

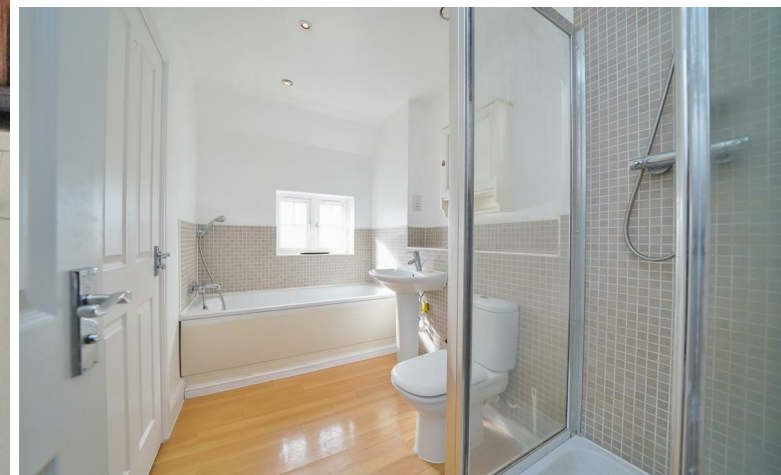
highly recommended.

In detail the accommodation comprises open porch leads to the entrance hall with timber glazed panelled entrance door, staircase off, turned balustrade, laminate floor, radiator, coving to ceiling.

#### Cloakroom

With wash hand basin, with mixer tap, tiled splashback, laminate floor, radiator (plumbing for low flush WC).





#### Through Lounge

21' x 10'7" (6.40m x 3.23m)

Windows to two aspects including bay window, fireplace feature, marble insert, half gas real flame effect fire and connection, attractive timber mantle, Venetian blinds, TV point, two radiators and laminate floor.

#### Dining Room

10'10" x 8\* (3.30m x 2.44m\*)

With understair cupboard, twin French doors to rear garden double radiator which open to the fitted kitchen.

#### Kitchen

9'6" x 10'7" (2.90m x 3.23m)

With extensive range of white faced base cupboard and drawer units, complimentary rolled edge work surfaces, tiled splashbacks, matching range of high level cupboards, built-in Bosch double oven and five ring hob and extractor hood, plumbing for automatic washing machine, inset single drainer stainless steel one and a half bowl sink, built in fridge freezer, dishwasher, downlighters.

#### Stairs and First Floor Landing

With turned balustrade, radiator, coving to ceiling, boiler

cupboard containing new gas fired central heating boiler and lagged cylinder.

#### Bedroom

14' x 12' (4.27m x 3.66m)

With radiator, coving to ceiling.

#### En-Suite Shower Room/WC

9' x 3'6" (2.74m x 1.07m)

With pedestal basin with mixer tap, low flush WC, tiled shower cubicle with integrated shower unit and screen, half tiled walls, extractor fan, downlighters, radiator.





#### Family Bathroom/WC

6'9" x 6'3" (2.06m x 1.91m)

With white suite comprising panelled bath, mixer tap, shower attachment, pedestal basin, low flush WC, half tiled walls, radiator.

#### Bedroom

10' x 10'8" (3.05m x 3.25m)

With radiator.

#### Bedroom

10'8" x 7'4" (3.25m x 2.24m)

With radiator.

#### Stairs and Second Floor Landing

With turned balustrade, access to roof space.

#### Bedroom

15'8" x 10'10" (4.78m x 3.30m)

With two double built in wardrobes, hanging rail, shelves, radiator.

#### Bedroom

14'3" x 12'6" (4.34m x 3.81m)

With two double built in wardrobes, hanging rail, shelf, radiator.

#### En-Suite (Jack 'n' Jill) Shower/WC

With white suite comprising panelled bath and mixer tap shower attachment, pedestal basin, low flush WC and separate tiled shower cubicle with integrated shower unit, radiator, laminate floor, downlighters, extractor fan.

#### Outside

The property occupies a particularly pleasant position within this established cul-de-sac. Front garden area is principally laid to established flower bed with wide tarmacked drive with standing facility to the side of the property, pedestrian access to pleasant landscaped rear garden with paved patio inset flower beds with box



hedging feature, timber garden shed, bounded by close boarded fencing with pedestrian access.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this. There is a Service Charge for the maintenance of the private drive and gates of £42.50 per month for all properties in the development. Further details upon request.

#### Services

All mains services are understood to be connected to the

property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band F.

#### Location

Proceeding north from the office via Clarendon Place on reaching the traffic island take the third exit to Lillington

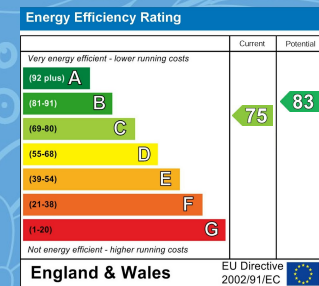
Avenue. Following on to Lillington Road whereupon there is a turning on the left hand side the property will be found situated on the right hand side.



- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

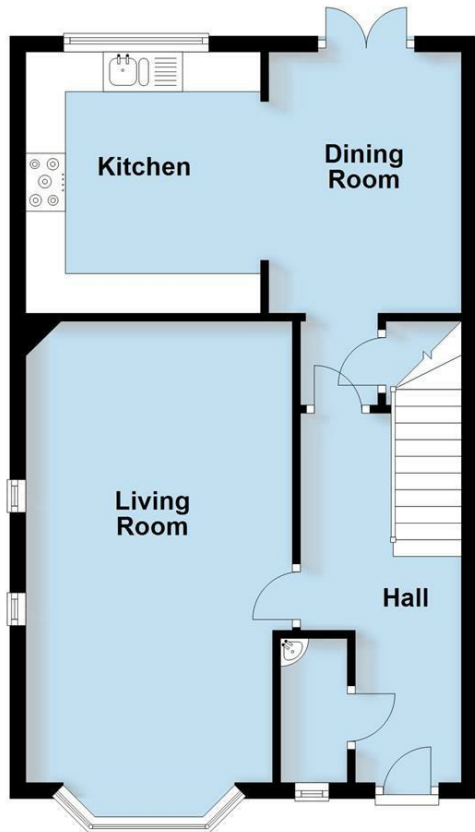
01926 881144 [ehbresidential.com](http://ehbresidential.com)



Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

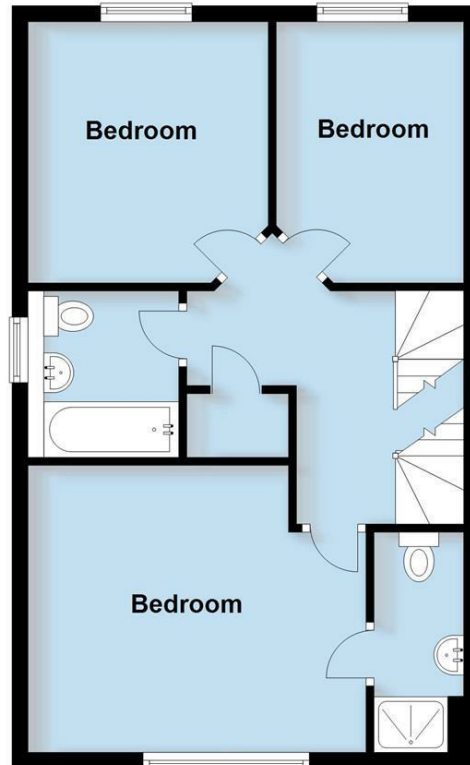
## Ground Floor

Approx. 49.3 sq. metres (531.0 sq. feet)



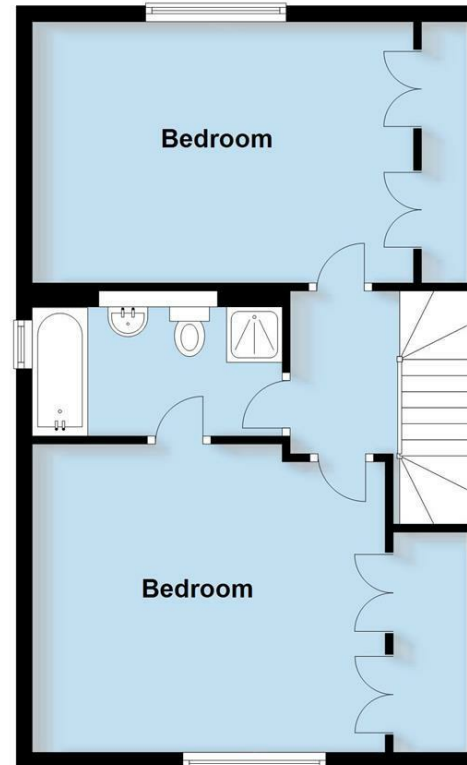
## First Floor

Approx. 50.5 sq. metres (543.5 sq. feet)



## Second Floor

Approx. 50.5 sq. metres (543.5 sq. feet)



Total area: approx. 150.3 sq. metres (1618.0 sq. feet)

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