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55, Almond Avenue, Leamington Spa

Price Guide
£850,000



Located just off Cloister Crofts in a popular and established cul-de-sac location, comprising many fine individual dwellings, being conveniently sited approximately a mile from the town centre, close to a good range of local facilities and amenities including local shops, highly regarded schools for all grades and a variety of recreational facilities. This particular location has consistently proved to be one of Leamington Spa's premier residential locations.

ehB Residential are pleased to offer 55 Almond Avenue which is an outstanding opportunity to acquire a most impressive, much improved and skillfully extended, detached family residence, providing spacious four bedroomed and two bathroomed accommodation which features a

thoughtfully designed and executed, extended living/kitchen arrangement of note.

The property is particularly well sited within Almond Avenue overlooking the central open green with delightful landscaped gardens, double garage and additional parking and including cost effective solar panels with double glazing throughout. The property is offered to a quite exceptional standard of presentation and the agents consider internal inspection essential for its size, level of appointment and situation to be fully appreciated.

In detail the accommodation comprises:-

Enclosed Storm Porch

With sealed unit double glazed panelled entrance door, pitched ceiling, radiator, dado rail and side panel leading to the...

Reception Hall

With double sized cloaks cupboard with hanging rail, shelf. Tiled floor, decorated with dado rail, coving to ceiling, radiator, staircase off, ranch style balustrade, understair cupboard.

Cloakroom/WC

With vanity unit incorporating wash hand basin with mixer tap, low flush WC with concealed cistern, tiled splashback, radiator, coving to ceiling.





Study

12'3" x 8'9" (3.73m x 2.67m)

With full length custom built book case and base cupboard unit, French door to rear garden, radiator, built-in custom made desk.

Dining Room

12'3" x 12'3" (3.73m x 3.73m)

With double radiator, coving to ceiling, electrically controlled awning by Haus to the outside, and internal arch to the...

Lounge

21'6" x 11'6" (6.55m x 3.51m)

With patio doors overlooking rear garden, coving to ceiling, two double radiators, fireplace feature with marble insert and hearth, electric fire, TV point.

Impressive Extended Refitted Living/Kitchen

19' x 21'6" (5.79m x 6.55m)

With part pitched ceiling feature, incorporating Velux windows, glazed panelled gable style window feature with blinds and radiator under, Amtico flooring, extensive range of attractive base cupboard and drawer units with complimentary granite work surfaces incorporating round bowl stainless steel sink unit, drainer and mixer tap, matching island unit incorporating wine racking and additional cupboards, further matching units with Corian work surfaces and returns incorporating one and a half bowl sink unit with mixer tap. Three quarter height unit incorporating double oven, six ring hob unit with canopy



extractor hood over, matching range of high level cupboards including glazed panelled display cupboards, built-in fridge freezer, built-in dishwasher, downlighters, windows to two aspects.

Utility Room

7'3" x 8'3" (2.21m x 2.51m)

With range of base cupboard and drawer units, rolled edge work surfaces, single drainer stainless steel sink unit with mixer tap, tiled splashbacks, high level cupboards, further full height units, gas fired central heating boiler and programmer, downlighters, glazed panelled side door.

Stairs and Landing

With ranch style balustrade, decorated with dado rail, downlighters, radiator.





Family Bathroom/WC

7'3" x 5'6" (2.21m x 1.68m)

With white suite comprising panelled bath, pedestal basin, low flush WC, half tiled walls with tiled shower area, integrated shower unit and screen, airing cupboard with two lagged cylinders.

Bedroom

11'10" x 12" (3.61m x 3.66m)

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

Bedroom

12'2" x 7'9" (3.71m x 2.36m)

With double built-in wardrobe, hanging rail, shelf, louvered doors, radiator, with built-in chest of drawers.

Bedroom

7'7" x 10'7" (2.32 x 3.25m)

With radiator, built-in chest of drawers.

Bedroom

11'3" x 15'7" (3.43m x 4.75m)

With three double built-in wardrobes with hanging rail, shelves, matching bedside units and bedhead, radiator, coving to ceiling, downlighters, further double built-in wardrobe with hanging rail, shelves.

Re-Fitted En-Suite Shower Room/WC

Being tiled with Moduleo flooring, custom unit incorporating wash hand basin, mixer tap, bidet, low flush WC, walk-in shower enclosure with integrated shower unit, glazed screen, heated towel rail, medicine cabinet.

Outside (Front)

The property occupies a particularly pleasant position within this established, highly desirable cul-de-sac location, overlooking the open green with established trees (The green is identified in the Neighbourhood Plan as a Protected Green Space). The front garden comprises shaped lawn with well stocked flower beds and established trees, with drive leading to good sized car standing facility and...

Extended Detached Brick Built Garage

22'4" x 16'6" (6.81m x 5.03m)

With electric up-and-over door, electric light, power point and 7kW fast EV charger, with wall and pedestrian access leading to the...





Outside (Rear)

Charming landscaped rear garden comprising extensive paved patio, shaped lawn, extremely well stocked flower borders, concealed garden shed, further paved patio area, fenced custom made dog run, bounded by close boarded fencing, screened by established trees, 13'1" x 9'10" (4m x 3m) Poggesi canopy above the rear patio area.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

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

55 Almond Avenue
Leamington Spa
CV32 6QD



- 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

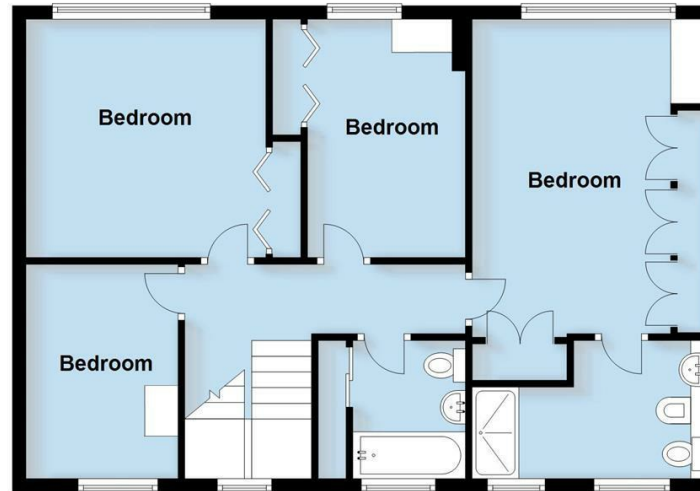
Ground Floor

Approx. 101.5 sq. metres (1092.3 sq. feet)



First Floor

Approx. 69.9 sq. metres (752.3 sq. feet)



Total area: approx. 171.4 sq. metres (1844.6 sq. feet)

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