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Oak Tree Close  
Burton Green CV8 1TL



# Oak Tree Close

## CV8 1TL

Nestled in the charming Oak Tree Close of Burton Green, Kenilworth, this delightful detached house offers a perfect blend of comfort and style. Boasting two reception rooms, five bedrooms, and three bathrooms, this property is ideal for those seeking a spacious living arrangement.

Upon entering, you are greeted by a beautifully presented interior that exudes elegance and warmth. The house features two en-suites, adding a touch of luxury and convenience to everyday living.

Situated in a semi-rural location, this home provides a tranquil escape from the hustle and bustle of city life. Within Kenilworth School Catchment area, shops and the motorway network.

This turnkey property is in immaculate condition, ensuring a hassle-free moving experience. The great living room is a highlight, with French doors that open out to the garden, allowing natural light to fill the space and creating a seamless indoor-outdoor flow.

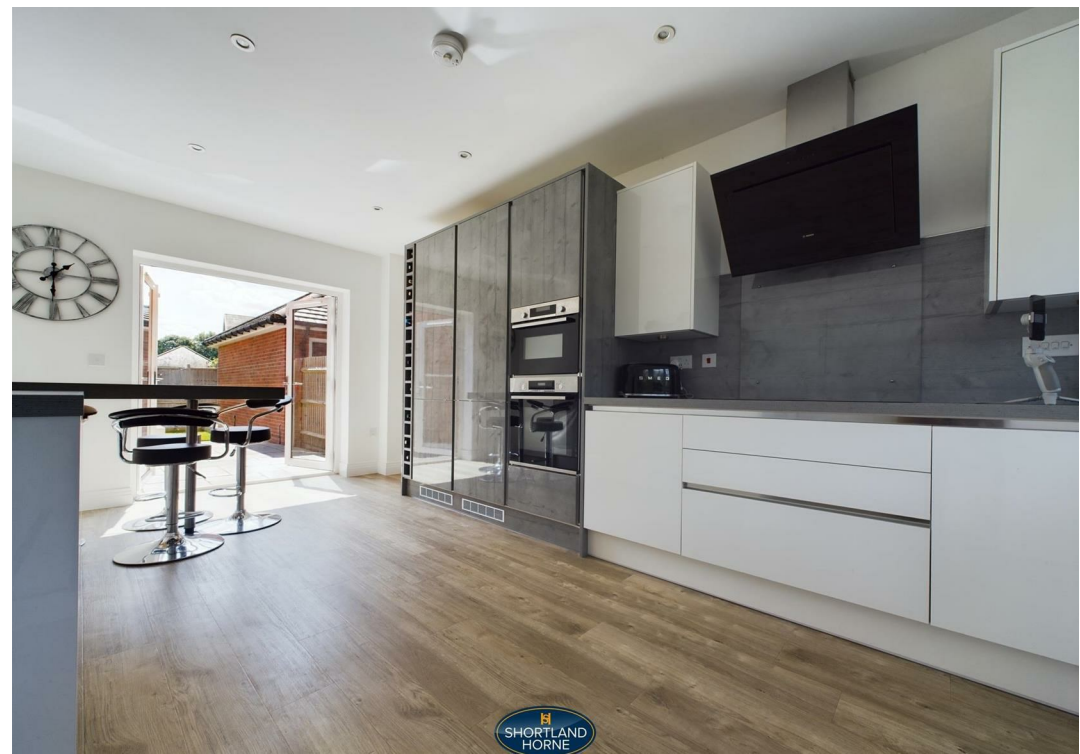
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selling quality  
property since 1995





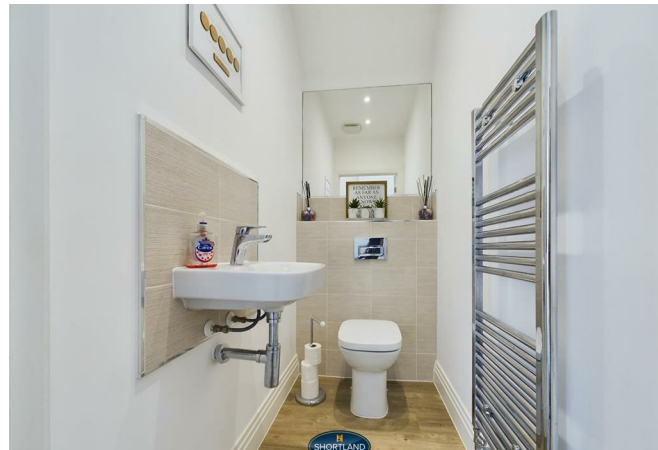




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## Dimensions

### GROUND FLOOR

Entrance Hallway

Cloakroom

0.91m x 1.57m

Dining Room

2.74m x 3.66m

Kitchen/Breakfast Room

6.10m x 3.23m

Lounge

4.27m x 3.89m

### FIRST FLOOR

Bedroom One

4.27m x 4.14m

En-Suite

1.22m x 2.64m

Bedroom Two

2.74m x 2.62m

Bedroom Three

2.44m x 2.16m

Bedroom Four

3.35m x 2.77m

Family Bathroom

### SECOND FLOOR

Bedroom Five

4.50m x 4.27m

En-Suite

1.83m x 2.34m

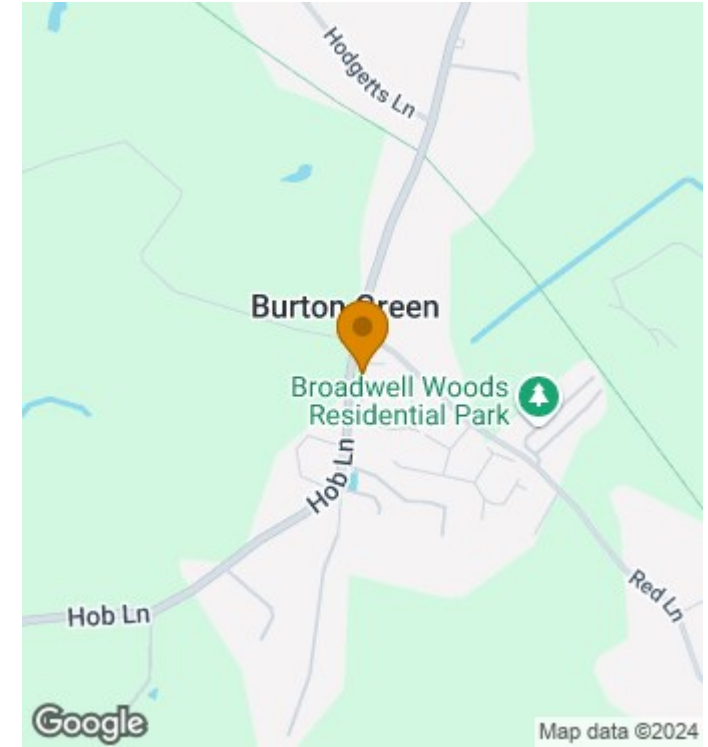
### OUTSIDE

Garage

# Floor Plan



# Location Map



Total area: sq ft

**Disclaimer**

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

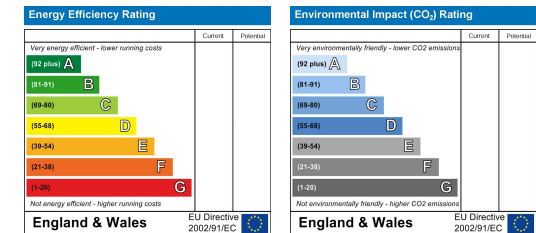
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

# EPC



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