



4 Bedroom House - Detached
located on John O'gaunt Road,
Kenilworth
£625,000

UP Estates



£625,000

- TWO STOREY EXTENDED, DECEPTIVELY SPACIOUS PROPERTY
- FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS SOUTH/WEST FACING GARDEN WITH OPEN FIELD VIEW
- HIGHLY SOUGHT AFTER LOCATION
- GARAGE WITH WORKSHOP TO REAR
- NO FORWARD CHAIN

**** NO FORWARD CHAIN | SPACIOUS FOUR-BED TWO-STOREY EXTENDED DETACHED | SOUGHT AFTER KENILWORTH ROAD | OPEN FIELD VIEWS ****

This extended four-bedroom detached family home is offered with no forward chain and presents an excellent opportunity for anyone looking to create a modern, bespoke family residence. The property is structurally impressive and gives buyers the chance to put their own stamp on the home.

Entering via the porch, you are welcomed into a spacious entrance hall with a convenient WC. The kitchen offers scope for modernisation and opens directly into the tandem garage with workshop space to the rear. The home is dominated by a generous L-shaped lounge-diner flowing seamlessly into a further family room, offering flexible accommodation for modern family life.

Upstairs, the landing leads to four well-proportioned bedrooms, with Bedroom One benefitting from dual aspect windows and being impressive in size. Followed by the family bathroom.

With its extended layout, spacious rooms, and open field views, this property offers tremendous potential to create a contemporary home while maintaining its original character and charm. The loft is boarded with a pull down ladder.

The property sits behind a driveway providing off-street parking. The tandem garage plus rear workshop offers further storage or conversion possibilities. To the rear, a private, generous south/west facing garden stretches out to open fields, providing both tranquillity and scope to design a modern outdoor living space or entertaining area.

Call now to secure a viewing!

LOCATION

Situated in the desirable John O'Gaunt Road, Kenilworth (CV8), this property lies just under 200 metres from Clinton Primary School (Outstanding Ofsted) making it perfect for families.

The secondary schooling catchment is excellent too, with Kenilworth School and Sixth Form around 1.3 miles away.

Shops and convenience are nearby: a One Stop convenience store is about 0.1 miles, and Iceland Foods supermarket roughly 0.5 miles from the home.

Transport links are good, and the town centre of Kenilworth, with its array of independent shops, cafes, and amenities, is within walking or short driving distance. Local landmarks: Abbey Fields, with its parklands, swimming pool, lake, and children's play areas, is also close at hand.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification





documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further

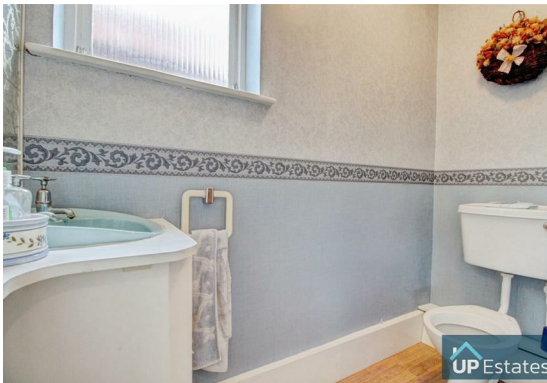


information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.



Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





John O'gaunt Road, Kenilworth





Total Area: 178.9 m² ... 1926 ft²

All measurements are approximate and for display purposes only

CONTACT

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