



Not for marketing purposes INTERNAL USE ONLY

Arbour Close
Kenilworth



Property Description

Situated within a quiet and highly sought-after cul-de-sac in Arbour Close and a short distance from Kenilworth town centre including well-regarded primary and secondary schools, this attractive four-bedroom detached home offers spacious accommodation and excellent potential.

The property is approached via a front lawn and driveway leading to a garage, with an entrance porch opening into a welcoming hallway with understairs storage and a cloakroom. The ground floor includes a separate dining room and a fitted kitchen with side access, while to the rear, a generous L-shaped living room with log burner and quadruple patio doors opens onto a large, private rear garden. Side access is available on both sides.

Upstairs, a split-level landing leads to four well-proportioned bedrooms and a family bathroom.

Offering significant scope for a substantial rear extension (STPP), this is an ideal opportunity to create a superb long-term family home in a prime Kenilworth location.

Entrance Porch

Entrance Hall

From the porch into an inviting entrance hall leading to reception rooms including living room and kitchen

Cloakroom

Downstairs cloak room with wc and wash basin in addition to useful understairs storage cupboard

Living Room

Spacious L-shaped living room with built in

wood burner including double patio doors leading to picturesque private rear garden

Kitchen

Separate kitchen with ample cupboard space in addition to range cooker and including side door access to front and rear of property and with views to rear garden

Dining Room

Dining area overlooking front aspect of the property off the main entrance hall. Perfect for family entertaining or alternatively offers versatility as an office space or additional reception/guest room

Landing

Split level landing to top of staircase leading to bedrooms including loft access for useful storage

Bedroom 1

Spacious main bedroom overlooking rear aspect of property into garden. With built in wardrobe space

Bedroom 2

Light and spacious 2nd bedroom overlooking front aspect of the property

Bedroom 3

Another double bedroom with views to front and rear of property

Bedroom 4

Generously sized fourth bedroom ideal

as a children's bedroom and/or office space with 2 built-in wardrobes including combination boiler

Main Bathroom

3-piece bathroom with wall tiled bath and shower facilities including heated towel rail and window

Front Garden

Spacious and well-kept front lawn area ideal for sitting out in this private location or alternatively the perfect opportunity to extend to additional driveway parking

Driveway

Driveway parking for 2/3 cars

Rear Garden

Private and landscaped NorthWest facing rear garden with patio and side access. The perfect spot for enjoying family time and entertaining.

Garage

Purpose built garage with electrics. An ideal space for an outside workstation and/ or additional storage

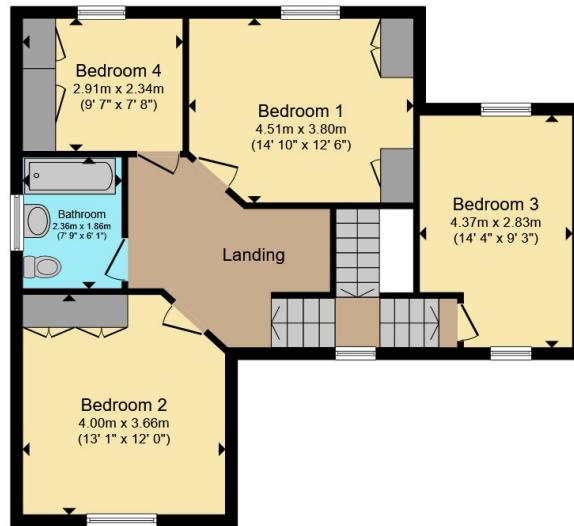
Agent's Note

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise accordingly.





Ground Floor



First Floor

Total floor area 164.4 m² (1,770 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Atkinson Stilgoe on

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29 Warwick Road
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EPC Rating: Awaited
Council Tax Band: F

Tenure: Freehold

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