



69 Farmer Ward Road | Kenilworth | CV8 2DH

An extended and spacious bungalow with two double bedrooms, both with en-suite shower rooms, a light and airy lounge/diner with direct access to the large kitchen and the third bedroom which is currently a study. The gardens are also very attractive, the rear has been landscaped for low maintenance whilst also enjoying a sunny south west facing aspect. To the front is ample driveway parking for several vehicles and the garage. The location is also convenient being within walking distance of the town centre, train station, shops and local parks.

£559,950

- Two Double Bedrooms, Two En-Suites
- Lounge/Diner & Conservatory
- Extended Accommodation
- Viewing Essential



Property Description

DOOR TO:

SPACIOUS HALLWAY

With laminate flooring, radiator and built in storage cupboard.

EXTENDED LOUNGE/ DINER

29' 3" x 12' 6" (8.92m x 3.81m)

A spacious and light 'L' shaped lounge/ diner with dual aspects, bay window with window shutters, two radiators, door to kitchen and open access to:

EXTENDED KITCHEN

19' 5" x 9' 3" (5.92m x 2.82m)

Having an extensive range of cupboard and drawer units with matching glazed wall units and contrasting round edged worksurfaces. One and a half bowl sink unit with mixer tap over, four ring AEG induction hob with stainless steel splashback, stainless steel and glass extractor hood over. Integrated Neff dishwasher and Neff wall mounted electric oven with Russell Hobbs built in microwave oven over. Space and housing for side by side fridge/ freezer.

CONSERVATORY

11' 5" x 9' 3" (3.48m x 2.82m)

Having slate tiled floor, radiator, private garden views and French double doors to the large rear patio area.

BEDROOM THREE/ STUDY

13' 7" x 7' 8" (4.14m x 2.34m)

With laminate flooring and radiator. This multi purpose room has been a bedroom, a study and is currently a hobby craft room.

CLOAKROOM

With w.c and wash basin.

MASTER BEDROOM

12' 6" x 9' 9" (3.81m x 2.97m)

With bay window, built in wardrobes, radiator and ceiling light/ fan. Door to:

EN-SUITE SHOWER ROOM

5' 9" x 5' 7" (1.75m x 1.7m)

In a wet room design and fully tiled comprising shower, large vanity basin with storage under and w.c heated towel rail and extractor fan.

GUEST DOUBLE BEDROOM

16' 9" x 9' 8" (5.11m x 2.95m)

Having rear garden views, radiator and built in bedroom furniture. Access to roof storage space via pull down loft ladder. Door to:

EN-SUITE SHOWER ROOM

5' 9" x 5' 6" (1.75m x 1.68m)

A second en-suite in a wet room design fully tiled with shower, large vanity basin and w.c. Heated towel rail and extractor fan.

OUTSIDE

GARAGE

16' 1" x 8' 1" (4.9m x 2.46m)

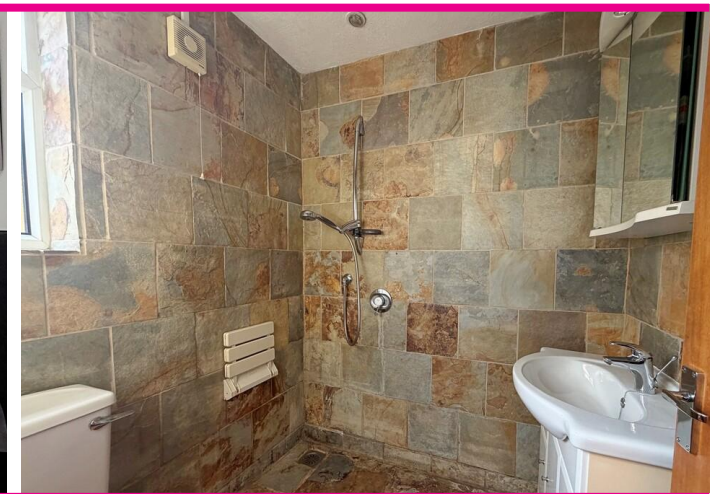
With up and over door, light, power and worktop. Having space and plumbing under for a washing machine and space for a tumble dryer.

PARKING

There is a full width driveway to the front providing ample parking for several vehicles.

REAR GARDEN

The delightful rear garden enjoys a high degree of privacy and a sunny south west facing aspect. The garden has also been landscaped to provide low maintenance with paving and patio plus shrubs and mature specimen trees.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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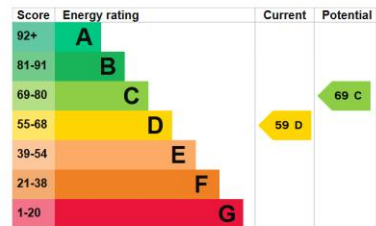
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Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



Total area: approx. 117.3 sq. metres (1263.1 sq. feet)

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements