





## Property Description

Situated in Hyde Road, Kenilworth, this well-presented three-bedroom semi-detached home offers generous living accommodation, an excellent garden, and a highly convenient location ideal for families and professionals alike.

The ground floor provides a welcoming layout, comprising a separate dining room and a bright living room with patio doors opening directly onto the rear garden, creating an ideal space for both everyday living and entertaining. The kitchen is complemented by a useful utility area and a downstairs cloakroom, adding to the practicality of the home.

To the first floor, the property benefits from three bedrooms, including two well-proportioned double rooms and a further single bedroom. The main bathroom is fitted with both bath and shower facilities, catering comfortably to family living.

Externally, the property enjoys on-street parking and side access from the front leading to a large, private south-west facing rear garden. The garden features a spacious patio area, perfect for outdoor dining, and enjoys excellent levels of sunlight throughout the day.

Ideally placed within walking distance or a short drive to Kenilworth town centre, the property is well positioned for a range of local amenities, shops, and transport links. It also falls within the catchment area for well-regarded local primary and secondary schools. For those who enjoy the outdoors, there are lovely walks nearby, including convenient access Abbey Fields recreational grounds.

## Living Room

Separate living area for family time, overlooking front aspect of the property with

patio doors leading to rear garden

## Kitchen

Small separate kitchen overlooking rear aspect of property into lovely rear garden

## Utility Room

Off the kitchen a dedicated utility area with cupboard and unit space with side door access leading to rear and front of property

## Cloakroom

Situated opposite utility room with wc and wash basin

## Dining Room

Spacious and dedicated dining room overlooking front aspect of the property. An ideal room for family entertaining

## Main Bedroom

Generously sized main bedroom with dual aspect overlooking front aspect of the property with built-in storage cupboard

## Entrance Hall

Welcoming entrance hall into property from the front which includes double sided front garden area, gated with patio leading to front door

## Bedroom 2

Double in size, overlooking front aspect of the property with built-in storage cupboard

### **Bedroom 3**

good sized 3rd room ideal as a home office/  
working space or children's bedroom

### **Main Bathroom**

3-piece family bathroom with bath, shower,  
wc and wash basin

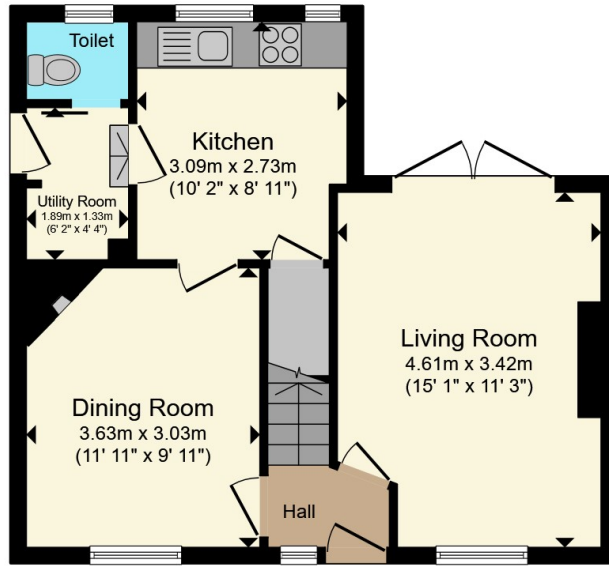
### **Front Garden**

Double front garden with pathway in-between  
leading to front door and small gated area  
upon entry including gated side access to rear

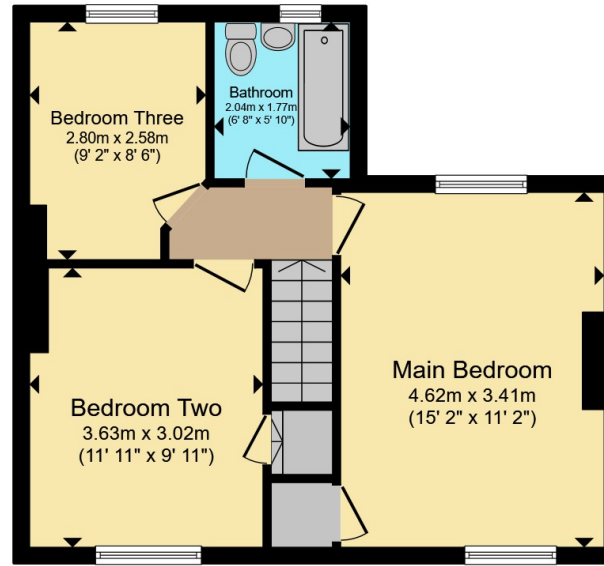
### **Rear Garden**

Large south west facing rear garden approx.  
50 ft in size with patio frontage from rear of  
property and side access leading to front





**Ground Floor**



**First Floor**



Total floor area 87.1 m<sup>2</sup> (937 sq.ft.) approx

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EPC Rating: D Council Tax  
Band: C

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Tenure: Freehold



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