



COBDEN AVENUE, SYDENHAM

complete ●●●  
SALES & LETTINGS





Set on a popular residential stretch in Sydenham, this attractive three-bedroom semi-detached home on Cobden Avenue presents a superb opportunity for buyers ready to move swiftly, with the added advantage of no onward chain. Offering generous proportions, natural light throughout, and scope to personalise. In brief this home offers; entrance hall, kitchen, living/dining room, three bedroom, family bathroom, rear garden, driveway and garage.



Cobden Avenue is perfectly positioned to offer a friendly neighbourhood atmosphere while being conveniently close to vibrant mix of local amenities, schools, nature reserve, parks and excellent transport links to the M40, Jaguar Land Rover and Leamington train station just moments away.

#### Entrance Hallway

A bright and airy entrance hall with wood effect flooring, ceiling pendant, wall mounted radiator, stairs rising to the first floor, opening through to kitchen and doors flowing off leading into the living space.

#### Kitchen

Fully fitted kitchen with window to the front elevation, a range of low and high level wood units, white tiled splash back and black roll top worktops. Integrated appliances include; gas hob, electric oven and stainless steel sink with drainer and mixer tap. There is then further space and plumbing for all the modern appliances including; dishwasher, washing machine, dryer and fridge/freezer.



#### Living/Dining Room

An open plan reception room with picture rail, wood effect laminate flooring, double glazed window and french doors opening out into the garden. This reception room also benefits from large under stair storage cupboard, ceiling pendant and wall mounted radiator.

#### Stairs Rising To First Floor

Carpeted with two tone painted walls and dado rail leading to the first floor landing with loft hatch, airing cupboard and doors flowing off into;

#### Bedroom One

A double room with double glazed UPVC window to the front elevation, wall mounted radiator situated under the window, ceiling pendant and built in sliding wardrobes.



#### Bedroom Two

Further double bedroom with UPVC double glazed window overlooking the rear garden, fitted with a neutral carpet, wall mounted radiator and pendant ceiling light.

#### Bedroom Three

A single room with UPVC double glaze window overlooking the rear garden wall mounted radiator and ceiling pendant.

#### Bathroom

Mainly tiled bathroom with feature border and three piece suite including; bath with mains shower over, chrome fittings and glass screen, toilet and hand basin. Further benefits include a frosted window to the front elevation, mirrored vanity cabinet, heated towel radiator and extractor.



#### Garden

At the rear of the property is a low maintenance garden accessed from the French doors in the living room featuring a patio area and lawned garden with mature shrubs and trees surrounding. The back of the property also benefits from a personal door leading into the garage.



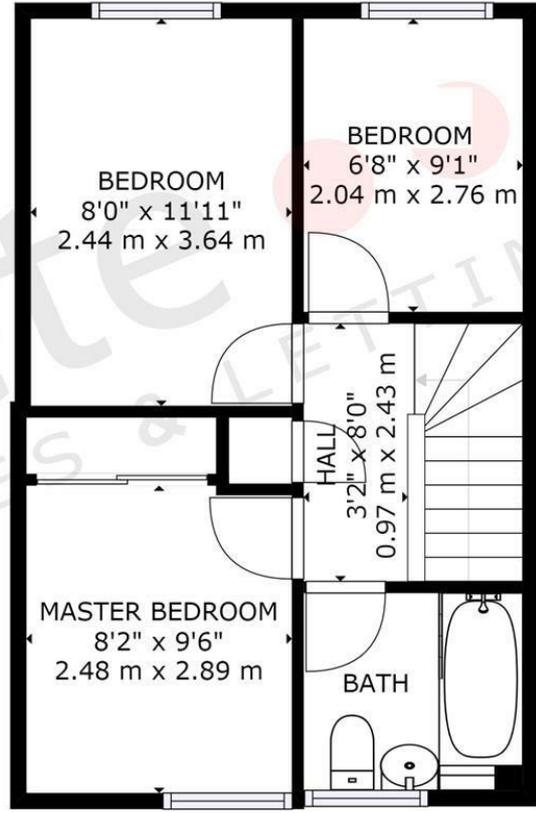
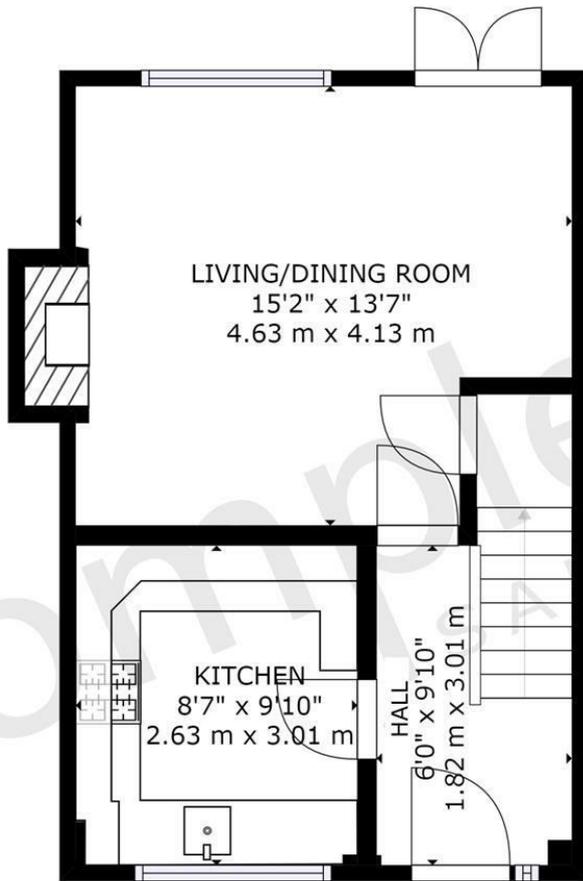
### Driveway & Garage

A tarmac driveway to the front of the property for two to three cars and single garage with up and over door complete with power and lighting.

### Location

Forming part of the increasingly popular Sydenham location with local doctors, supermarkets and schools nearby yet only a short drive to the town centre of Leamington Spa. wonderful walks to Radford Semele from the nature reserve across fields. The road networks nearby give great access to the local towns around the vicinity with the M40, Fosse Way and other major road networks close. The train station is also very close offering a regular service to Birmingham and London and the North. Leamington Spa has been described as one of the top 10 towns of choice with its array of cafes, boutiques, parks and gardens.





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GROSS INTERNAL AREA  
 FLOOR 1: 372 sq ft, 35 m<sup>2</sup>, FLOOR 2: 361 sq ft, 34 m<sup>2</sup>  
 TOTAL: 733 sq ft, 68 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





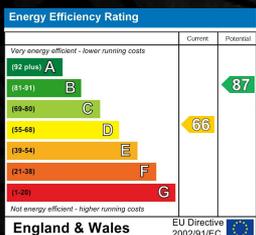
- No Chain
- Open Plan Living/Dining Room
- Family Bathroom
- Combination Boiler
- Single Garage

- Fully Fitted Kitchen
- Three Bedrooms
- Rear Garden
- Driveway For Multiple Cars
- Semi-Detached Home



## COBDEN AVENUE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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