



Cobden Avenue, Sydenham

complete 
ESTATE AGENTS

Cobden Avenue, Sydenham, Leamington Spa

This beautifully presented extended semi-detached house offers a superb opportunity to rent a well-appointed family home in the sought-after residential neighbourhood of Sydenham, South East Leamington Spa. Finished to an excellent standard throughout, the property is available immediately.

A welcoming entrance hall with handy storage leads into the generously proportioned living and dining room, which opens effortlessly through sliding double-glazed doors onto the garden — ideal for entertaining and family living alike. The re-fitted kitchen is a standout feature: a charming bay window floods the space with natural light, while tiled splashbacks and a range of quality integrated appliances provide both style and practicality. Upstairs, two well-proportioned bedrooms both benefit from fitted wardrobes, with new carpets laid throughout to create a fresh, contemporary feel. The family bathroom is pleasantly appointed, featuring a bath with overhead shower. Outside, an attractive lawned rear garden with a patio area offers excellent space for outdoor relaxation, complemented by an extended-length attached garage and driveway parking to the front.



KEY FEATURES

- * Extended semi-detached home, finished to a high standard throughout
- * Spacious living/dining room with sliding double-glazed doors to garden
- * Pleasant bathroom with bath and overhead shower
- * Gas central heating with a modern, reliable boiler
- * Re-fitted kitchen with bay window, tiled splash-backs & integrated appliances
- * Extended-length attached garage plus driveway parking to the front
- * Two bedrooms, both with fitted wardrobes; new carpets on the upper floor
- * Lawned rear garden with patio — excellent outdoor space

ROOM DIMENSIONS

Room Metric Imperial (approx.)

Lounge / Dining Room 3.16m × 6.70m 10'4" × 22'0"

Kitchen (incl. bay) 3.16m × 1.74m + bay (2.33m × 1.50m)
10'4" × 5'9" + bay

Bathroom 1.69m × 2.26m 5'7" × 7'5"

Bedroom 1 2.81m × 3.17m 9'3" × 10'5"

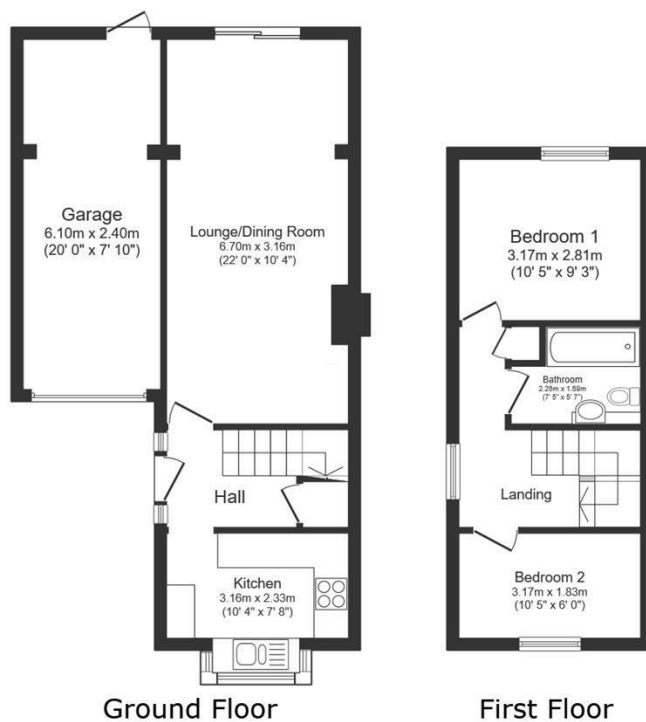
Bedroom 2 1.83m × 3.17m 6'0" × 10'5"

Garage (extended) 2.40m × 6.10m 7'10" × 20'0"

LOCATION

Sydenham is a popular and peaceful residential neighbourhood in south east Leamington Spa, combining quiet suburban living with excellent everyday amenities. A large Asda superstore is within easy reach, as are local play areas and pleasant nature walks. Leamington Spa town centre — renowned for its Regency architecture, independent boutiques, restaurants, and mainline railway station — is conveniently accessible by car or local bus services.





Total floor area: 75.7 sq.m. (814 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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