



JULIE PHILPOT  
RESIDENTIAL



### 3 Elizabeth Way | Kenilworth | CV8 1QP

£645,000

Set in this quiet and sought after location just a few steps away from the Castle and old High Street will be found this delightful extended bungalow, spacious in design, well presented throughout and being immediately available with 'No Chain' involved. There are two double bedrooms both with wardrobes and the master with a large en-suite. In addition is a further reception room which can also be a study, craft room or third bedroom. The lounge is very stylish with lovely garden views and the kitchen/diner is very generous in size and modern in layout again with garden views and access.

- Viewing Essential
- No Chain Involved
- Two Bedrooms & Two Bathrooms
- Private Garden



## Property Description

### DOOR TO

### ENTRANCE HALL

With laminate floor, radiator and access to roof storage space.

### LOUNGE

17' 4" x 12' 0" (5.28m x 3.66m)

A light and airy south facing room with views and direct access to the rear garden. Feature stone fireplace with gas fire, radiator and a couple of steps that lead down to the:

### KITCHEN/DINER

30' 2" x 8' 3" (9.19m x 2.51m)

A large kitchen/diner having an extensive range of modern cupboard and drawer units with matching wall units having lighting under and granite worktops to provide plenty of preparation and storage space which also extends to provide a breakfast bar area. Integrated appliances to include the dishwasher, washing machine, fridge/freezer, induction hob with extractor over and double oven. In the dining area is space for dining table and chairs and further furniture, a radiator and patio door which leads to the rear garden.

### MASTER BEDROOM

12' 1" x 11' 7" (3.68m x 3.53m)

Having a range of built in wardrobes, chest of drawers and bedside cabinets. Radiator and door to:

### EN-SUITE

A large en-suite being fully tiled having a corner shower enclosure, w.c., vanity wash basin and heated towel rail.

### DOUBLE BEDROOM TWO

12' 0" x 9' 6" (3.66m x 2.9m)

A second double bedroom also located to the front of the property and having a range of fitted wardrobes and matching bedside cabinets. Radiator.

## STUDY

12' 0" x 12' 0" (3.66m x 3.66m)

This is a flexible room that can be used as a further reception room a third bedroom or a study. There is a range of fitted study furniture to include desk and storage cupboards. Radiator and door to rear garden. Built in storage cupboard housing the Vaillant gas boiler.

## BATHROOM

Having a panelled bath with electric shower and glazed shower screen, vanity wash basin and w.c. complementary tiling, heated towel rail and extractor fan.

## OUTSIDE

### GARAGE

There is a single garage to the side with light and power and personal entrance door to the rear.

### PARKING

There are two driveways with the property which are located at either side of the bungalow.

## GARDENS

The front garden has an area of lawn with shrubbery borders. Gated access at the side of the property by the garage leads to the south facing rear garden which has been landscaped to provide low maintenance. There are terraced areas with mature shrubbery borders and timber fencing forms the boundaries. This garden is very attractive and private. Brick built store with power.



## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

**T:** 01926 257540

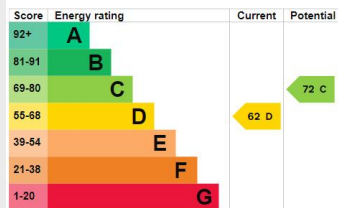
**E:** sales@juliephilpot.co.uk

**W:** www.juliephilpot.co.uk

### 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.](#)



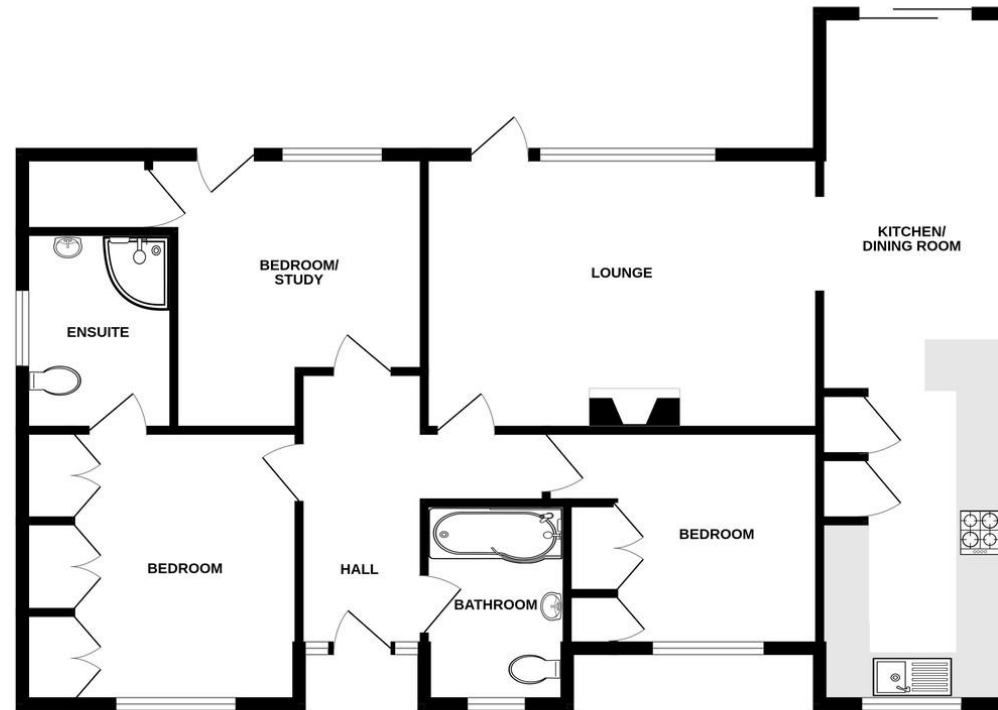
The graph shows this property's current and potential energy rating.

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

## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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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