



Not for marketing purposes INTERNAL USE ONLY

Clarendon Road
Kenilworth



Property Description

A beautifully extended and thoughtfully updated four-bedroom terraced home, blending period charm with stylish contemporary living. Situated on a quiet side street just off Warwick Road, the property is within easy walking distance of the town centre, local amenities, Kenilworth Station and The Kenilworth Common.

The accommodation comprises an entrance hall, bay-fronted lounge with feature fireplace, family room, spacious open-plan dining kitchen and utility room. On the first floor are two double bedrooms, including a principal bedroom with ensuite shower room, and a family bathroom with underfloor heating. The second floor provides two further bedrooms.

Outside, the property is set back behind a walled frontage with wrought iron gate, while the enclosed south-facing rear garden enjoys a landscaped patio area, ideal for outdoor dining and entertaining.

Ideally located for highly sought after local schools, transport links and with Kenilworth town centre right on your door step, this property is a must see for families looking to settle into a quiet and peaceful retreat. .

Entrance Hall

A welcoming entrance hall setting the tone for the character and charm found throughout the home. Offering access to the principal ground floor accommodation, the hallway blends traditional features with a bright and contemporary feel.

Lounge

A beautifully presented front reception room featuring a charming fireplace as its focal point and a large bay window which fills the room with natural light. An inviting and comfortable

space, ideal for relaxing and entertaining.

Family Room

A versatile second reception room enjoying a feature fireplace and characterful ambience. Perfect as a family sitting room, playroom, home office or snug, offering flexible living space to suit modern family requirements.

Open Plan Kitchen/Dining Room

The heart of the home, this impressive open plan dining kitchen has been thoughtfully extended to create a spacious and sociable environment. Combining preparation, dining and entertaining space, the room enjoys plenty of natural light and provides an excellent setting for both everyday family life and hosting guests.

Utility Room

A practical and useful addition to the home, providing space for laundry appliances and additional storage while helping to keep the main kitchen organised and clutter-free.

Main Bedroom

A generous and attractive principal bedroom on the first floor, offering ample space for bedroom furniture and benefiting from the added convenience of a private en-suite shower room.

En Suite Shower Room

A well-appointed en-suite fitted with a contemporary suite, providing a stylish and convenient facility for the master bedroom.

Bedroom 2

A spacious double bedroom set on the first floor offering excellent proportions and plenty of natural light. Ideal as a guest bedroom or for family members.

Family Bathroom

A beautifully presented family bathroom fitted with a modern suite and enhanced by the luxury of underfloor heating, creating a comfortable and relaxing space.

Bedroom 3

Located on the second floor, this well-proportioned bedroom offers flexible accommodation and could equally serve as a guest room, home office or hobby room.

Bedroom 4

Another attractive second floor bedroom enjoying a bright and airy feel, providing additional accommodation suitable for a growing family or visiting guests.

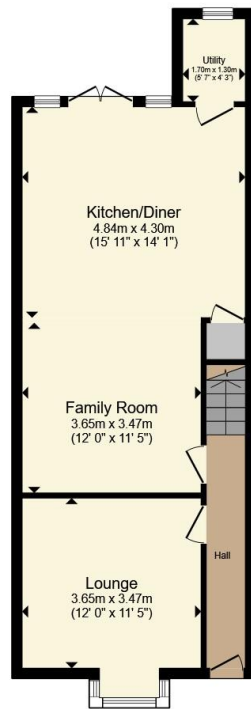
Front Garden

Set back from the road behind a brick wall boundary and wrought iron gate, the front garden creates an attractive first impression while enhancing the property's character and kerb appeal.

Rear Garden

The fully enclosed rear garden enjoys a desirable south-facing aspect, making it a wonderful space to enjoy the sunshine throughout the spring and summer months. Thoughtfully landscaped and featuring a paved patio area, it provides the perfect setting for outdoor dining, entertaining and relaxation.

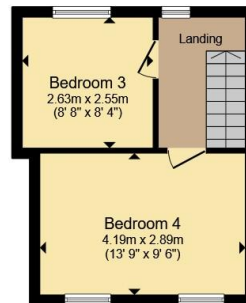




Ground Floor



First Floor



Second Floor

Total floor area 124.5 m² (1,340 sq.ft.) approx

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To view this property please contact Atkinson Stilgoe on

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29 Warwick Road
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EPC Rating:
Awaited

Council Tax
Band: D

Tenure: Freehold

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