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Ebourne Close  
Kenilworth



### Property Description

A well-presented two bedroom semi-detached home situated within the popular Ebourne Close area of Kenilworth.

The property benefits from driveway parking and is entered via a welcoming entrance hall, complete with a useful storage cupboard. A spacious living room provides a comfortable setting for everyday living and relaxation.

To the rear of the home is a separate kitchen and breakfast room, offering generous space for dining and day-to-day use.

The first floor offers two well-proportioned double bedrooms, along with a main bathroom fitted with both bath and shower facilities. From the kitchen, patio doors open directly onto the private south-west facing rear garden, which enjoys a pleasant level of privacy and benefits from side access leading to the front of the property.

Ideally located, the property is just a short drive from Kenilworth town centre and a short walk to Kenilworth station, it is well positioned, for access to local primary and secondary schools, making it an excellent choice for a range of buyers.

### Living Room

Spacious living room with ample room for a small dining area, overlooking front aspect of the property with stairs leading to first floor

### Kitchen

Separate kitchen with room for breakfast area with patio doors and view of private rear garden

### Storage Cupboard

A useful and spacious storage cupboard with electrics upon entrance to the property, ideal as additional utility space.

### Bedroom 1

Spacious main bedroom overlooking front aspect of the property

### Bedroom 2

Double bedroom overlooking rear aspect of the property into rear garden

### Main Bathroom

3-piece main bathroom with bath and shower facilities

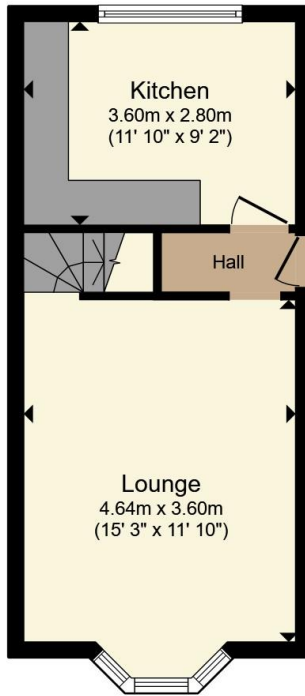
### Rear Garden

Private southwest facing rear garden laid with stone and patio with plenty of areas offered for dining space and entertaining in addition to a purpose built shed for garden storage. Leading to front of property

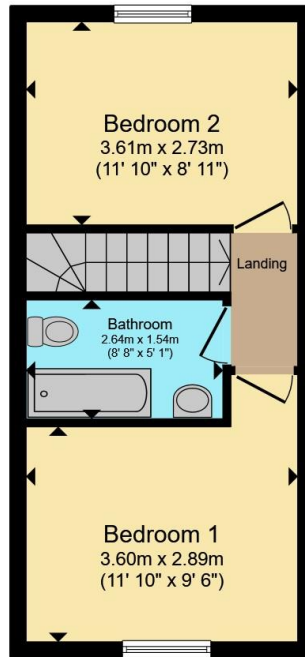
### Driveway

Dedicated driveway parking for 2 cars





**Ground Floor**



**First Floor**

Total floor area 61.2 m<sup>2</sup> (659 sq.ft.) approx

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Property Ref: KEN305549 - 0004