



23 Farley Avenue, Harbury
Leamington Spa

Guide Price **£525,000**





23 Farley Avenue

Harbury, Leamington Spa

Stunning three-bedroom link-detached home in Harbury, fully renovated with luxury finishes, open-plan kitchen, playroom, office, private garden, off-road parking and EV charging. Move-in ready.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: Pending

- Completely renovated luxury family home in sought-after Harbury
- Stunning open-plan kitchen with bifold doors onto garden
- Separate playroom and dedicated home office space
- Three beautifully finished double bedrooms throughout
- High-end finishes and premium fittings throughout
- Driveway parking for two vehicles with EV charging



Living Room

11' 1" x 16' 4" (3.39m x 4.99m)

Kitchen / Diner

17' 8" x 18' 0" (5.39m x 5.48m)

Playroom

15' 0" x 7' 3" (4.58m x 2.22m)

Shower Room / Utility

7' 4" x 7' 1" (2.23m x 2.16m)

Office

7' 4" x 10' 5" (2.23m x 3.18m)

Master Bedroom

11' 9" x 14' 10" (3.59m x 4.51m)

Bedroom 2

11' 9" x 12' 0" (3.59m x 3.65m)

Bedroom 3

11' 7" x 8' 2" (3.52m x 2.50m)

Bathroom

5' 5" x 7' 8" (1.64m x 2.34m)





GARDEN

DRIVEWAY

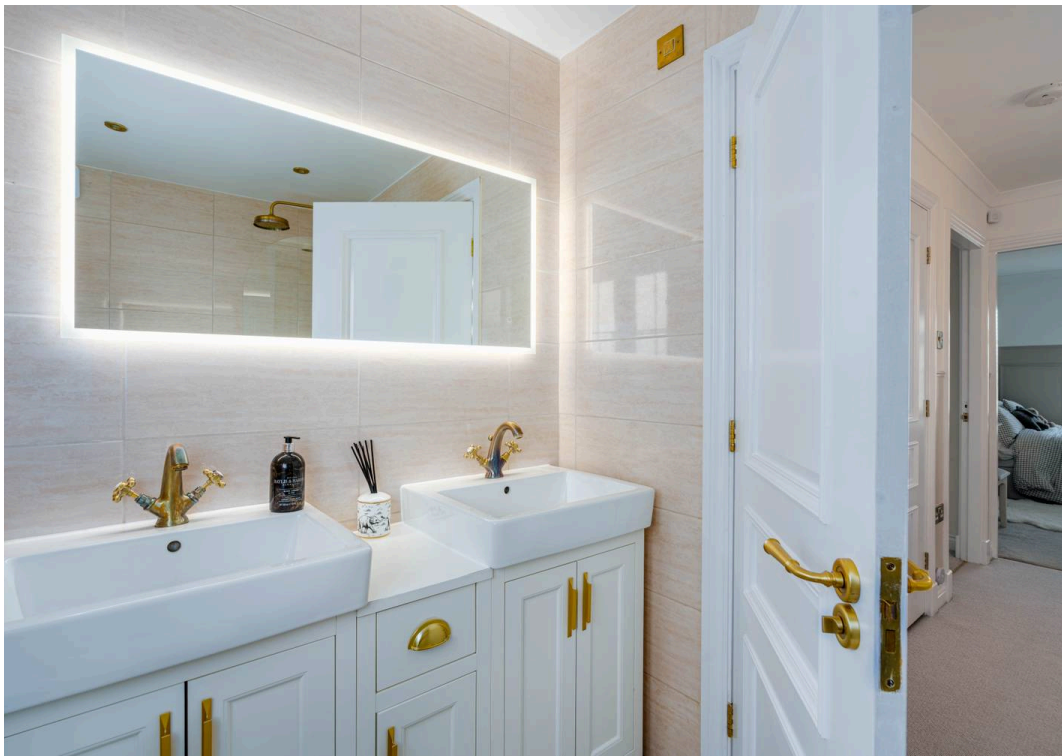
2 Parking Spaces

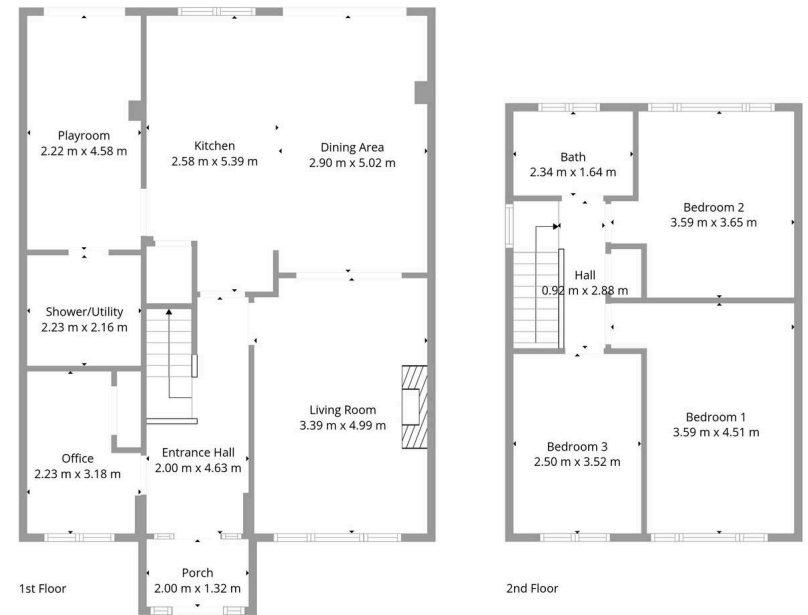
EV CHARGING

1 Parking Space









TOTAL: 124 m²
 1st floor: 79 m², 2nd floor: 45 m²
 EXCLUDED AREAS: PORCH: 3 m², WALLS: 11 m²
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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