



**26 Croft Close, Bishops Tachbrook**

Leamington Spa

Guide Price **£335,000**





## 26 Croft Close

Bishops Tachbrook, Leamington Spa

Beautifully presented 3-bed semi in Bishops Tachbrook. Modern kitchen-diner, en-suite, south-facing garden, garage, driveway. Ideal for families, professionals or first-time buyers.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- 3 bedroom semi detached
- Modern recently renovated kitchen diner
- Quiet cul-de-sac location
- Split-level south facing garden
- En-suite to the master
- Garage and off-road parking

**Living room**

17' 1" x 10' 6" (5.20m x 3.20m)

**Kitchen / Diner**

17' 1" x 11' 10" (5.20m x 3.60m)

**Master bedroom**

14' 1" x 10' 6" (4.30m x 3.20m)

**En-suite****Bedroom 2**

9' 6" x 8' 2" (2.90m x 2.50m)

**Bedroom 3**

8' 2" x 7' 7" (2.50m x 2.30m)

**Bathroom**

6' 11" x 5' 7" (2.10m x 1.70m)

**WC**



**GARDEN**

**GARAGE**

Single Garage

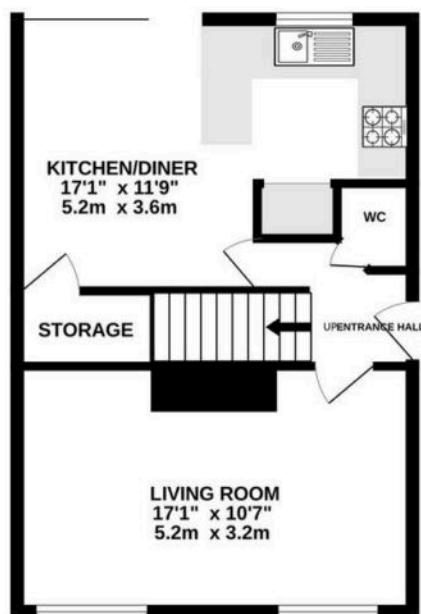
**DRIVEWAY**

3 Parking Spaces

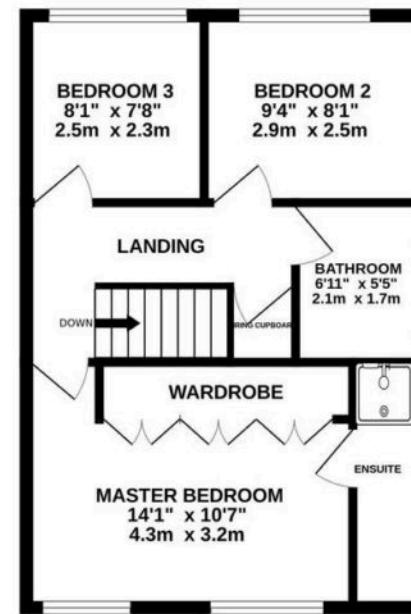




GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 872 sq.ft. (81.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Hawthorn and Co

16 Hereburgh Way, Harbury - CV33 9NR

01926 919553

[hello@hawthornandco.co.uk](mailto:hello@hawthornandco.co.uk)

<http://www.hawthornandco.co.uk>



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