



26 Kenilworth Avenue, Gloucester – GL2 0QN
£567,500

Farr & Farr Sales & Lettings

26 Kenilworth Avenue

Gloucester, GL2 0QN

A DISTINCTIVE AND WELL PLANNED DETACHED FAMILY HOME IN ONE OF GLOUCESTER'S MOST POPULAR TREE-LINED RESIDENTIAL ROADS Kenilworth Avenue is one of Gloucester's most popular tree-line roads situated just 1 mile to the East of Gloucester City centre. Some of the area's most sought after school's are within walking distance, good local shopping is close by and access to the railway station, hospital and the exciting Docklands is with is within walking distance.

Number 26 offers individual and distinctive family accommodation with the benefits of four good size bedrooms as well as three reception rooms including an open plan kitchen dining/family room. Additionally there is a cloakroom and utility room and to the exterior are useful and a recently built Home Office/Gym within the garden as well as ample parking and South backing private rear gardens.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- FOUR GOOD BEDROOMS
- MASTER WITH ENSUITE BATHROOM AND FAMILY SHOWER ROOM
- SITTING ROOM
- LOUNGE
- 20' X 24' KITCHEN/DINING/FAMILY ROOM
- UTILITY ROOM
- CLOAKROOM
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- PARKING FOR THREE/FOUR CARS
- SOUTH BACKING ENCLOSED GARDENS WITH HOME OFFICE/GYM





ENTRANCE PORCH

Original full width porch with quarry tiled floor. 3/4 glazed hardwood door.

ENTRANCE HALL

Staircase to landing. Double radiator. Wall thermostat. Alarm controls.

CLOAKROOM

Low-level WC. Wash hand basin. Vinyl floor. Consumer box. Extractor fan and light.

SITTING ROOM

11' 0" x 12' 7" (3.35m x 3.84m)

Fireplace with coal effect gas fire. Two wall light points. Double UPVC double glazed French doors to terrace and garden. TV point.

KITCHEN/DINING/FAMILY ROOM

25' 5" x 21' 6" (7.75m x 6.55m)

Dining family area with large radiator. Windows to the front. Spotlights. TV point. Opening to breakfast/ kitchen area within one and a half bowl ceramic sink unit set into worktops with cupboards and drawers below. Wall and base units. Space for 110cm cooking range with glazed back plate and stainless steel cooker hood. Built-in dishwasher. Pan drawers. Built-in larder cupboard. Full height fridge and freezer. Peninsula unit divide with breakfast bar and central pillar. UPVC double glazed door to garden and door to:-

UTILITY ROOM

7' 1" x 5' 4" (2.16m x 1.63m)

Inset stainless steel sink unit set into worktops with cupboards below. Plumbing for washing machine. Shelving. Hanging space. Worcester gas fired central heating boiler.

LOUNGE

14' 0" x 11' 0" (4.27m x 3.35m)

Bay window to the front. Double radiator. Currently used as a bedroom.



LANDING

Access to loft. Shelved airing cupboard.

BEDROOM 1

16' 2" x 11' 5" (4.93m x 3.48m)

Complete range of three double wardrobe cupboards with matching dressing table unit with drawers. Double radiator. Window to the front and side.

ENSUITE

Double ended panelled bath. Wash hand basin. Low-level WC with concealed cistern. Shower cubicle with stainless steel controls and glazed folding doors. Inset ceiling spotlights. Velux window. Fully tiled walls. Tiled floor.

BEDROOM 2

12' 6" x 10' 8" (3.81m x 3.25m)

Double radiator.

BEDROOM 3

10' 8" x 11' 1" (3.25m x 3.38m)

Double radiator.

BEDROOM 4

11' 0" x 7' 0" (3.35m x 2.13m)

SHOWER ROOM

Shower cubicle with splashbacks and stainless steel double headed controls with glazed sliding screen. Vanity unit. Wash hand basin with cupboards below. Low-level WC with concealed cistern. Heated towel rail/radiator. Vinyl floor.

HOME OFFICE/GYM

14' 6" x 10' 8" (4.42m x 3.25m)

Two windows. Light and double doors.



FRONT GARDEN

Walls to front and side laid predominantly to paved terrace with parking for 3/4 cars. Carriage light and wide gated access.

REAR GARDEN

South backing and very private with path and raised area of decking opening to lawns with secondary area of evening terrace. Mature trees, shrubs and bushes. Timber garden shed. All enclosed by close boarded fencing.

GARDEN



GROUND FLOOR



1ST FLOOR



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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