JULIE PHILPOT
RESIDENTIAL







20 Clarendon Road | Kenilworth | CV8 1HZ

£395,000

Situated in an excellent location just off the town centre, a superb opportunity to purchase a well presented and spacious three-bedroom family home in one of Kenilworth's most convenient and sought-after residential areas. Enjoying a quiet setting while being only a short distance from the heart of the town, the property offers easy access to an excellent range of shops, restaurants, cafés and local amenities.

- Well Presented Three Bedroom Family Home
- Living Room and Separate Dining Room
- Contemporary Fitted Kitchen
- Modern Family Bathroom





PROPERTY DESCRIPTION

The home has been modernised in recent years and benefits include a new roof in 2023, a fitted bathroom, a contemporary kitchen and tasteful decoration throughout, offering well presented accommodation that is ready to move straight into. The accommodation is well proportioned and comprises a welcoming open plan lounge/dining room and a modern kitchen/breakfast room to the ground floor. To the first floor there are three bedrooms and a family bathroom. An added benefit to the property is the versatile loft room, complete with power, lighting and a Velux window. This additional space could be used as a home office, hobby room, teenage suite or potential fourth bedroom (subject to any obtaining necessary consents). To the rear, a private, sunny aspect garden provides a pleasant outdoor space ideal for relaxing, entertaining or family use.

ENCLOSED RECEPTION HALL

With tiled floor, cloaks storage and door to:

ENTRANCE HALL

With radiator, staircase to first floor and original doors to:

OPEN PLAN LOUNGE/DINER

26' 4" x 10' 9" (8.03m x 3.28m)

Two separate rooms which present sellers have now opened up into a large living/dining space. Having bay window, feature fireplace with period style gas fire with marble infill and hearth. Two radiators. Understairs storage cupboard.

KITCHEN/BREAKFAST ROOM

15' 6" x 8' 5" (4.72m x 2.57m)

With range of cream cupboard and drawer units and matching wall cupboards. Four ring gas hob with stainless steel extractor hood over and electric oven under. Space for tall fridge freezer, space and plumbing for dishwasher and automatic washing machine. One and half bowl stainless steel unit and complementary 'metro' tiling. Space for dining table and chairs and patio door to the rear garden.

FIRST FLOOR LANDING

11' 9" x 14' 1" (3.58m x 4.29m)

Wooden ladder to loft room

BEDROOM ONE

11' 9" x 14' 1" (3.58m x 4.29m)

A generous double room located to the front of the property. Radiator.

BEDROOM TWO

11' 9" x 7' 9" (3.58m x 2.36m)

A second double room with radiator and feature fireplace.

BEDROOM THREE

8' 7" x 8' 6" (2.62m x 2.59m)

A third double bedroom overlooking the rear garden. Radiator.

BATHROOM

Having panelled bath with shower over and glazed shower screen. Pedestal wash hand basin, w.c., heated towel rail and fully filed walls.

LOFT ROOM

14' 1" x 12' 1" (4.3m x 3.7m)

With Velux window and radiator.

OUTSIDE

There is a low maintenance fore garden with dwarf retaining wall to the front boundary. The walled rear garden enjoys a sunny south facing aspect with timber decking, area of lawn and timber fencing. A gate to the rear provides pedestrian access.







Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

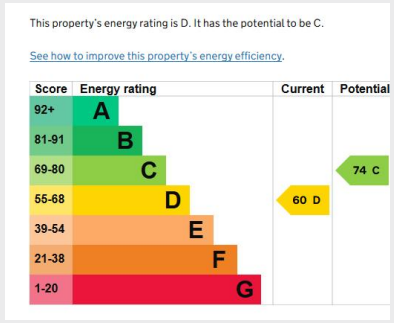
Strictly by appointment

Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements