



Not for marketing purposes INTERNAL USE ONLY

Hyde Road
Kenilworth



Property Description

Situated in Hyde Road, Kenilworth, this well-presented three-bedroom semi-detached home offers generous living accommodation, an excellent garden, and a highly convenient location ideal for families and professionals alike.

The ground floor provides a welcoming layout, comprising a separate dining room and a bright living room with patio doors opening directly onto the rear garden, creating an ideal space for both everyday living and entertaining. The kitchen is complemented by a useful utility area and a downstairs cloakroom, adding to the practicality of the home.

To the first floor, the property benefits from three bedrooms, including two well-proportioned double rooms and a further single bedroom. The main bathroom is fitted with both bath and shower facilities, catering comfortably to family living.

Externally, the property enjoys on-street parking and side access from the front leading to a large, private south-west facing rear garden. The garden features a spacious patio area, perfect for outdoor dining, and enjoys excellent levels of sunlight throughout the day.

Ideally placed within walking distance or a short drive to Kenilworth town centre, the property is well positioned for a range of local amenities, shops, and transport links. It also falls within the catchment area for well-regarded local primary and secondary schools. For those who enjoy the outdoors, there are lovely walks nearby, including convenient access Abbey Fields recreational grounds.

Living Room

Separate living area for family time, overlooking front aspect of the property with

patio doors leading to rear garden

Kitchen

Small separate kitchen overlooking rear aspect of property into lovely rear garden

Utility Room

Off the kitchen a dedicated utility area with cupboard and unit space with side door access leading to rear and front of property

Cloakroom

Situated opposite utility room with wc and wash basin

Dining Room

Spacious and dedicated dining room overlooking front aspect of the property. An ideal room for family entertaining

Main Bedroom

Generously sized main bedroom with dual aspect overlooking front aspect of the property with built-in storage cupboard

Entrance Hall

Welcoming entrance hall into property from the front which includes double sided front garden area, gated with patio leading to front door

Bedroom 2

Double in size, overlooking front aspect of the property with built-in storage cupboard

Bedroom 3

good sized 3rd room ideal as a home office/
working space or children's bedroom

Main Bathroom

3-piece family bathroom with bath, shower,
wc and wash basin

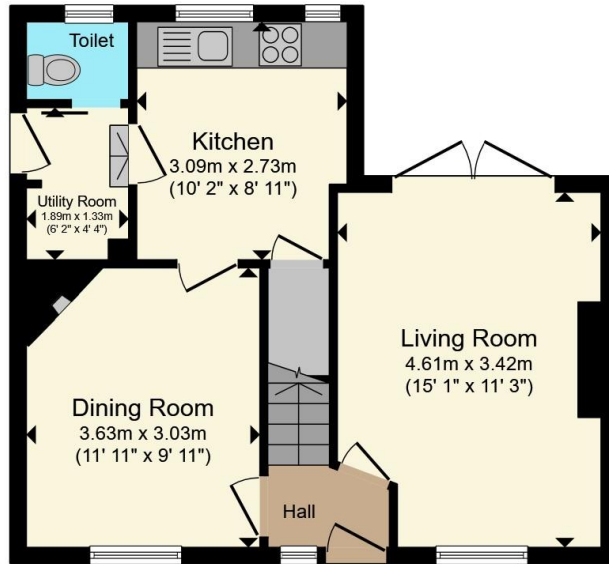
Front Garden

Double front garden with pathway inbetween
leading to front door and small gated area
upon entry including gated side access to rear

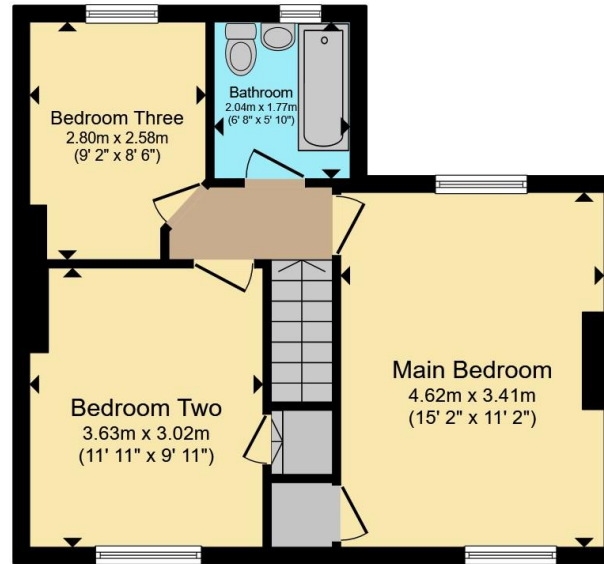
Rear Garden

Large south west facing rear garden approx.
50 ft in size with patio frontage from rear of
property and side access leading to front





Ground Floor



First Floor

Total floor area 87.1 m² (937 sq.ft.) approx

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29 Warwick Road
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EPC Rating: Council Tax
Awaited Band: C

Tenure: Freehold

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