



# Kendal

£400,000

25 Westwood Avenue, Kendal, LA9 5BB

25 Westwood Avenue is a beautifully presented three-bedroom detached bungalow occupying a peaceful position within a sought-after residential area of Kendal. Ideally located within easy reach of local amenities, primary and secondary schools, Kendal College and just a short walk from Vicarage Park primary school, the property will appeal to a range of buyers including families and those looking to downsize without compromising on space or outdoor living. The property benefits from three double bedrooms, a garage, ample off-road parking and a stunning landscaped rear garden enjoying elevated views across Kendal towards the fells beyond.

## Quick Overview

- Detached bungalow
- Three double bedrooms
- Picture windows to enjoy views
- Spacious and versatile accomodation
- Far-reaching fell views
- Walking distance to amenities
- Landscaped tiered rear garden
- Quiet resedential setting
- Garage & ample parking
- Ultrafast broadband



3



1



1



D



Ultrafast  
Broadband



Garage & Off-  
Road Parking

Property Reference: K7305



Front External



Dining Area



Living Area



Kitchen

Upon entering the property, you are welcomed into a bright and versatile entrance hall with space for coat and shoe storage. A front aspect window alongside the entrance door provides natural light, creating a pleasant first impression. A door opens into the main living room, a spacious and inviting area benefitting from large front and side aspect windows which create a bright and airy feel. The room provides ample space for lounge furniture and also accommodates a dining table if desired. From here, access is provided to both the kitchen and inner hallway.

The kitchen, offers a range of wall and base units with complementary work surfaces, a sink and drainer, tiled splashbacks, space for a cooker and fridge freezer, together with an integrated Elica extractor fan. An internal opening through to the adjoining sun/breakfast room enhances the sense of space while allowing additional natural light to flow through.

A step-down leads into the sun/breakfast room, a pleasant additional reception space with a large picture window overlooking the rear garden, creating an ideal place to sit and enjoy the outlook. Off the sun room is a substantial pantry, currently utilised as a utility area, with plumbing for a washing machine and dryer together with useful shelving providing excellent storage.

Returning to the inner hallway, access is provided to the bedrooms, shower room and loft space. An airing cupboard houses the Vaillant boiler and offers additional shelving, ideal for linen and towel storage. The shower room, comprises an accessible corner shower with handheld attachment, WC, wash hand basin with storage beneath, illuminated wall-mounted mirror, heated towel rail, tiled walls and flooring, and a side aspect window.

Bedroom three, currently utilised as an additional sitting room, benefits from a large picture window positioned to take full advantage of the attractive rear outlook across the garden and towards the fells beyond. This versatile room could equally serve as a bedroom, home office or snug. Bedroom one is a spacious double bedroom positioned to the rear of the property, enjoying views over the garden through a large window. Bedroom two is a further double bedroom benefitting from side aspect windows providing natural light.

The garage can be accessed externally from the front of the property or internally via the sun room. It benefits from power and lighting together with an electric up-and-over door.

Externally, the front garden has been designed with ease of maintenance in mind and comprises a lawned area with decorative stone borders and established planting. Access to the rear garden is available from either side of the property or directly via the sun room.

The rear garden, enclosed by a substantial fence for privacy, is a particular feature of the property. The garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space. Occupying an elevated position, it enjoys far-reaching views across Kendal towards Benson Knott and The Helm. The tiered garden incorporates paved pathways, lawned sections, decorative gravelled areas, rockeries, mature trees and established planting, creating year-round interest. Multiple seating and patio areas provide excellent spaces for outdoor dining and entertaining while



Kitchen



Sun Room



Shower Room



Bedroom Three / Sitting Room



Bedroom Three / Sitting Room



Bedroom One

enjoying the picturesque surroundings. A low-maintenance small pond further enhances the setting, while a garden shed at the rear provides additional storage.

Occupying a quiet and desirable location, this impressive bungalow offers versatile accommodation, beautifully maintained gardens and wonderful views, making it an ideal home for a variety of purchasers. Early viewing is highly recommended for this property.

Accommodation with approximate dimensions:

Ground Floor

Entrance hall

Living room 12' 11" x 12' 5" (3.94m x 3.8m)

Dining Area 7' 11" x 9' 2" (2.42m x 2.8m)

Kitchen 9' 8" x 9' 2" (2.96m x 2.8m)

Pantry / Utility

Breakfast / Sun room 4' 8" x 12' 7" (1.44m x 3.84m)

Hallway

Airing cupboard

Shower room

Bedroom Three 9' 5" x 9' 3" (2.89m x 2.84m)

Bedroom One 12' 5" x 12' 6" (3.81m x 3.82m)

Bedroom Two 9' 10" x 9' 3" (3m x 2.82m)

Garage

Parking: Garage & off-road parking.

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band D.

Services: Mains water, mains electricity, mains gas and mains drainage.



Bedroom One



Bedroom Two



Rear Garden



Rear Garden



Rear Garden

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3words & Directions:** [///client.hopes.logs](http://client.hopes.logs)

The property can be found by leaving Kendal on Milnthorpe Road turn right into Vicarage Drive just before Kendal College. Proceed up Vicarage Drive, passing Vicarage Park Primary School on the left, follow the road round to the top and take a left at the junction, take the next left onto Westwood Avenue, and the property is right in front at the end of the junction.

**Viewings:** Strictly by appointment with Hackney & Leigh.

**Anti Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

## Meet the Team

### Keira Evans

Branch Manager & Property Valuer  
Tel: 01539 729711  
Mobile: 07469 857687  
keiraevans@hackney-leigh.co.uk



### Shannon Hipwell-Dixon

Senior Sales Negotiator  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Holly Strickland

Property Valuer & Sales Negotiator  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Jamee Davies

Sales Negotiator  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Maurice Williams

Viewing Team  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Gail Reaney

Viewing Team  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Jo Thompson

Letting Manager  
Tel: 01539 792035  
jonthompson@hackney-leigh.co.uk



### Sean Smith

Professional Photographer  
hlphotography@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01539 729711** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**

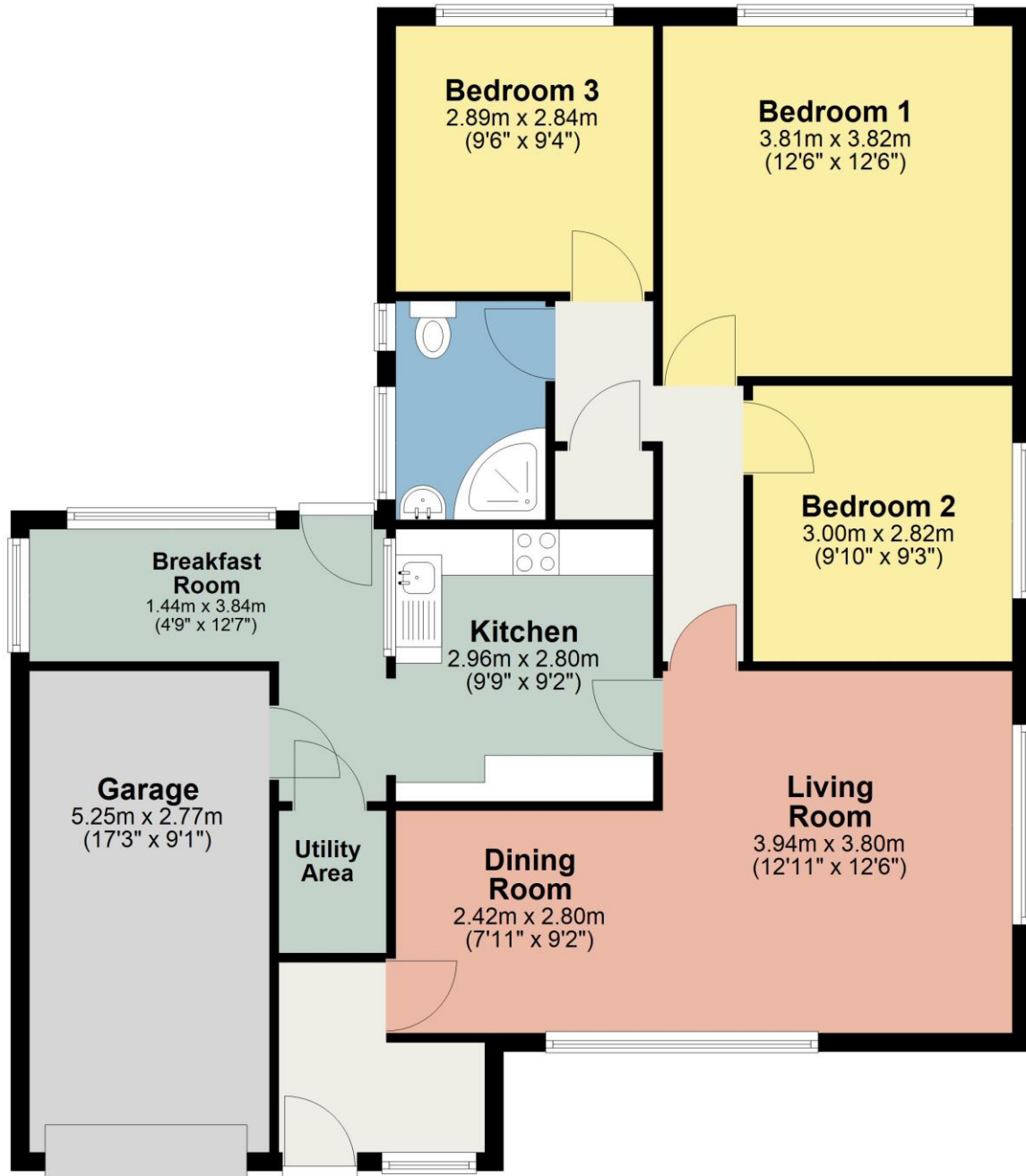


Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

## Ground Floor

Approx. 102.8 sq. metres (1107.0 sq. feet)



Total area: approx. 102.8 sq. metres (1107.0 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

### 25 Westwood Avenue, Kendal

#### A thought from the owners...

"After a career in the RAF and many moves, this has been a perfect home for over 30 years."

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 02/06/2026.

Request a Viewing Online or Call 01539 729711