



BRAEMAR ROAD, LEAMINGTON SPA, CV32 7EY



Property Description

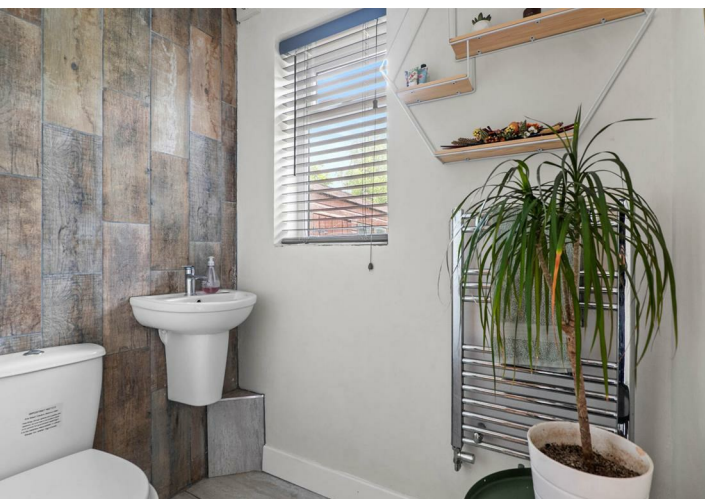
Situated on the highly sought-after Braemar Road in Leamington Spa, this extended three-bedroom semi-detached home offers the perfect blend of character and modern living. Ideally suited to young couples, growing families or first-time buyers looking to settle in one of the town's most desirable neighbourhoods.

Both Telford Primary School and North Leamington School within walking distance, along with local parks, shops, a doctor's surgery, dentist and veterinary practice, making day-to-day life wonderfully convenient.

Inside you'll find a welcoming entrance hall leading to a bright and spacious living room, with charming curved bay window which fills the room with natural light. To the rear of the property, the modern fitted kitchen flows seamlessly into the extended dining area, creating an open-plan space that's ideal for entertaining friends or enjoying family meals. A roof lantern floods the extension with natural light, while double doors open into the conservatory, providing a wonderful connection to the garden throughout the year. A separate utility room keeps household appliances tucked away, while a stylish refitted downstairs W/C and direct access to the generous side passage add to the home's everyday functionality. Upstairs, the property offers two generous double bedrooms, a third bedroom that's perfect as a nursery, home office or dressing room, and a contemporary refitted family bathroom.

Outside, the private rear garden provides an ideal space to relax and entertain, featuring raised vegetable beds and a patio seating area that's perfect for summer dining. To the front, there is off-road parking for at least three vehicles.

Homes in this popular location are always in demand, and viewing is highly recommended to fully appreciate everything this property has to offer. Viewings are strictly by appointment only.





Key Features

- Telford Primary and North Leamington School Catchment
- Full width rear extension
- Open plan kitchen diner
- Downstairs W/C and utility room
- Living room with feature bay window
- Refitted family bathroom
- Three bedrooms.
- Good sized private rear garden
- Off street parking for two cars

Local Authority – Warwick

Council Tax – Band C

Tenure – Freehold



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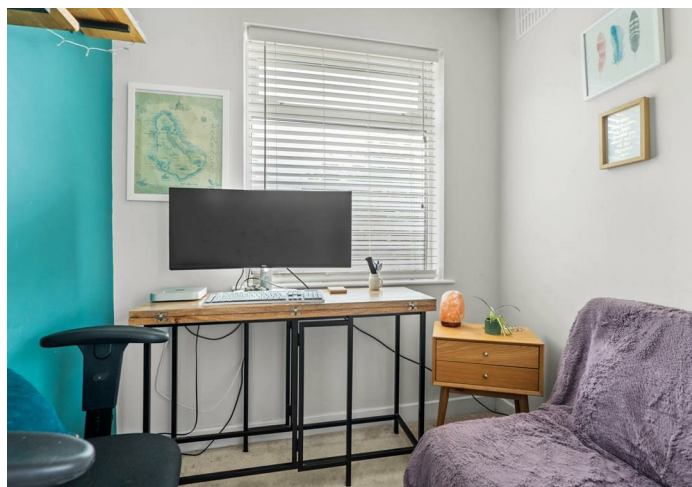
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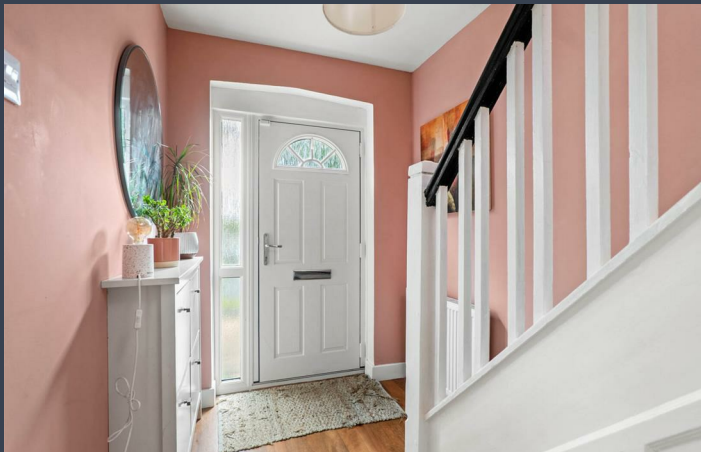


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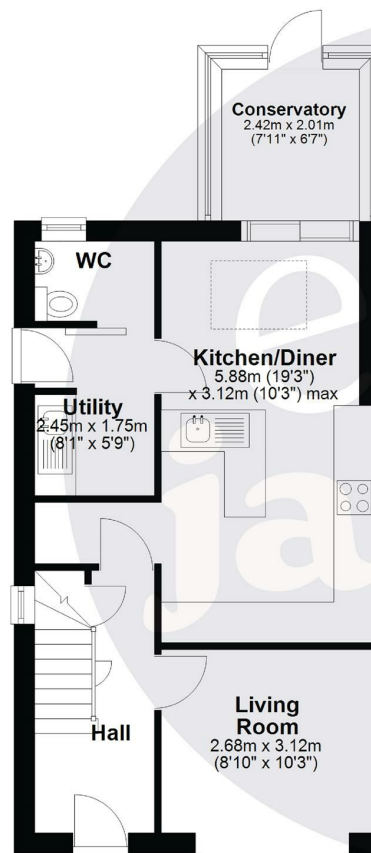
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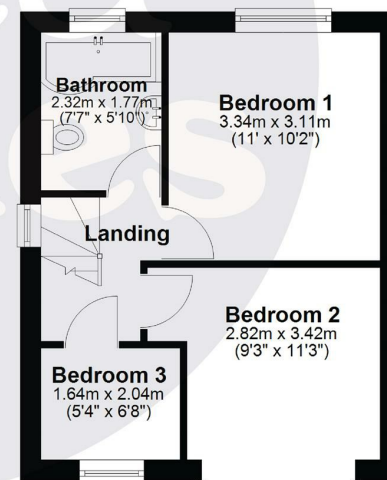
Ground Floor

Approx. 47.5 sq. metres (511.0 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.3 sq. feet)



Total area: approx. 79.1 sq. metres (851.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



To book a viewing please call 01926 898080 and choose option 1 or email james@ettajames.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.