



JULIE PHILPOT
RESIDENTIAL

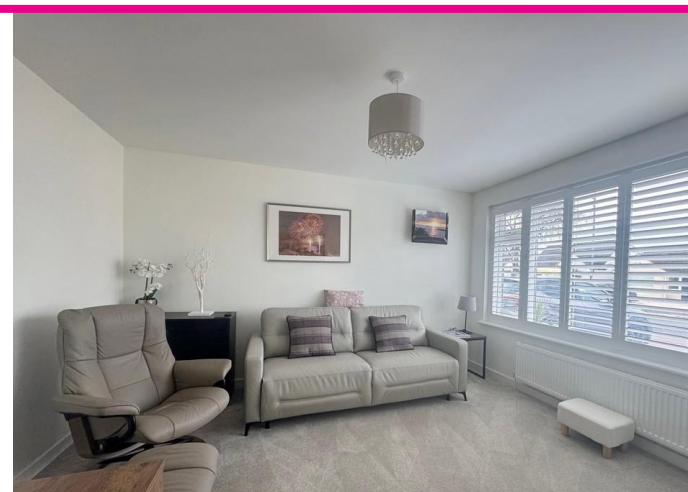
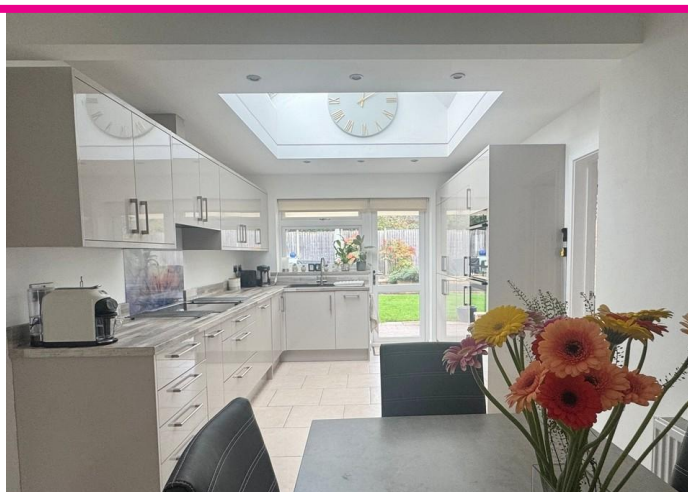


7 Arden Road | Kenilworth | CV8 2DU

An immaculate, very stylish and greatly improved bungalow with two good size double bedrooms, one with an en-suite, plus two lounges one of which can also be a third double bedroom if so desired. The property is light and airy throughout, has a newly refitted kitchen/diner with large triple Velux window allowing in lots of natural light, the lounge enjoys rear garden views and has a 'secret' door leading to a store and a

£645,000

- Viewing Essential
- Two/Three Double Bedrooms, One En-Suite
- Two Reception Rooms
- Newly Improved Throughout



Property Description

ENCLOSED PORCH

With new composite door to

ENTRANCE HALL

With radiator and access to roof storage space via pull down loft ladder. The gas combination boiler is located in the loft. From the hall double doors open into the:

REFITTED KITCHEN/DINER

21' 6" x 10' 4" (6.55m x 3.15m)

A large kitchen/diner with a range of very recently refitted cupboard and drawer units and matching wall cupboards plus integrated appliances to include four ring induction hob with glass splashback and extractor hood over, electric oven and built in microwave oven, washer/dryer, dishwasher and two side by side tall integrated fridge/freezers. Large triple Velux roof lights with ceiling lighting under. Space for dining table and chairs and door to rear garden.

LOUNGE

14' 8" x 15' 1" (4.47m x 4.6m)

With two radiators, French double doors provide direct access to the rear garden and patio, modern wall panelling includes a 'secret' door to a useful storage room and then provides direct access to a gym which has been converted from part of the original garage.

DOUBLE BEDROOM

12' 7" x 9' 8" (3.84m x 2.95m)

Located to the front of the property having window shutters and radiator.

DOUBLE BEDROOM

16' 3" x 9' 8" (4.95m x 2.95m)

Located to the rear with garden views, a large bedroom with window shutters and a door to:

EN SUITE

An en suite shower room with corner shower enclosure, pedestal wash basin, w.c. and heated towel rail. Extractor fan and wall cabinet.

SECOND SITTING ROOM

12' 5" x 13' 0" (3.78m x 3.96m)

This is a super room providing great flexibility as it is currently a lounge and can also be used as a bedroom if needed. Radiator and window shutters.

BATHROOM

Having panelled bath, pedestal wash basin, w.c. and corner shower enclosure with glazed screen door. Heated towel rail, extractor and complementary tiling.

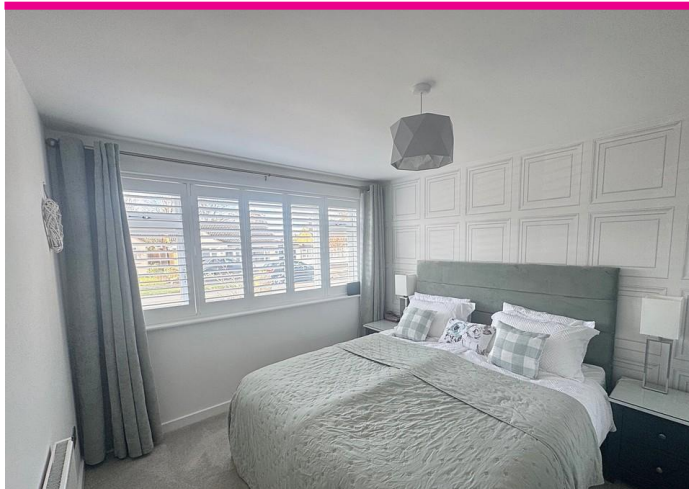
OUTSIDE

GARAGE AND PARKING

The garage has been partly converted to provide a GYM, there is still a smaller storage area to the front of the original for storage.

REAR GARDEN

Access at the side leads to the lovely and private rear garden having been landscaped for year round colour and easy maintenance. There is a block paved patio, space for garden furniture and a further sunny seating area.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

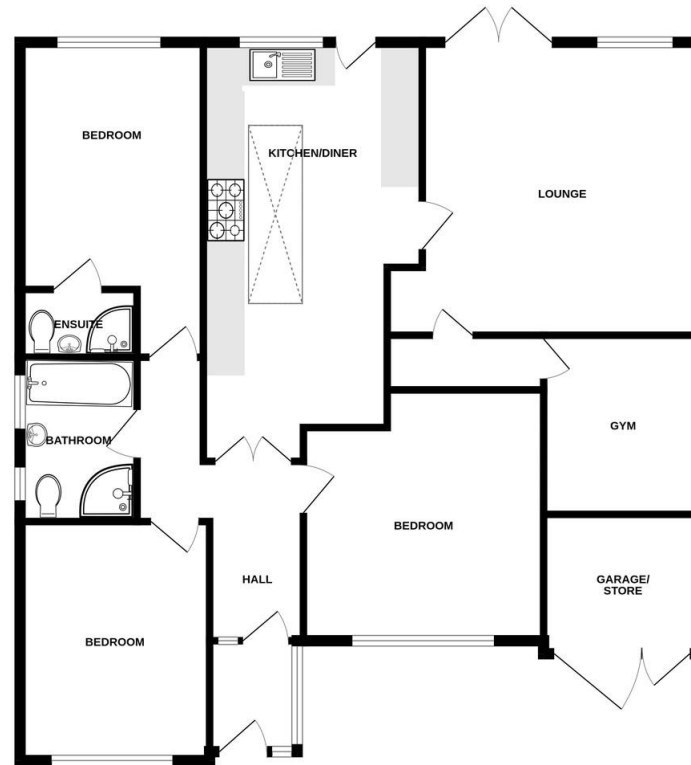
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		