



BOOTHROYD  
& Company



63 Elmdene Road

Kenilworth, CV8 2BW

- Three Bedroom Semi Detached House
- Lounge with Wood Burning Stove & Dining Room
- Fitted Shaker Style Kitchen with Integrated Appliances
- EPC Rating D

Asking Price Of £410,000





## THE PROPERTY

An attractive three bedroom semi detached house that is set behind a deep fore garden. You approach across a Cotswold chipping driveway to the recess porch with a generous hallway beyond. Off the hallway is a cloakroom and a front lounge with a wood burning stove as its focal point which is set on a slate hearth. Double Georgian bar doors lead into the dining room with patio doors onto the terrace and garden. There is a communicating door into the shaker style fitted kitchen which has an integrated fridge freezer, double oven and hob and a dishwasher. On the first floor the first bedroom has fitted wardrobes and there are a further two well proportioned bedrooms. The bathroom has been refitted with a white suite and has complimentary tiling to full height and a rainfall thermostatic shower over the bath. Outside is a large driveway that offers hardstanding in tandem for three vehicles. Beyond the drive is a car port and brick garage with power and lighting laid on. The rear garden is a particular feature of this house with a large patio directly from the dining room and kitchen. Steps lead you down into the formal garden with lawn and mature tree and shrub borders. Viewing of this fine family home is highly recommended.

## THE APPROACH

You approach across a stone chipping driveway that provides hardstanding for three vehicles with additional car port beyond. The house is set behind a formal lawn with mature shrub borders. There is a recessed porch with lighting.

## RECEPTION HALLWAY

Accessed through a double glazed entrance door. With stairs rising to the first floor landing, Amtico flooring, radiator, double glazed window to the side and an understairs storage cupboard. Door into the lounge.

## CLOAKROOM

With a white close coupled wc and a corner wash hand basin. Window to the fore and a radiator.

## LOUNGE

17' 9" x 12' 0" (5.42m x 3.67m) Double glazed window to the fore, radiator and a recessed Contura wood burning stove with a solid granite hearth. Double Georgian bar double doors into the dining room.

## DINING ROOM

10' 5" x 9' 7" (3.20m x 2.94m) Double glazed patio door to the rear garden, radiator and Amtico flooring.

## FITTED KITCHEN

12' 0" x 8' 4" (3.67m x 2.56m) The kitchen is comprehensively fitted with a range of cream shaker style wall and base units. The base units have a countertop with matching upstands and an inset single drainer stainless steel sink unit set beneath the double glazed window to the side. Four burner brushed steel hob with a Neff extractor canopy over. Built in double oven, integrated fridge freezer and dishwasher. Ceiling downlighting, communicating door into the dining room and a frosted double glazed door into the rear lobby

## REAR LOBBY

With a cupboard that has plumbing for an automatic washing machine.

## LANDING

Double glazed window on the turn, airing cupboard housing the Intergas combination boiler and doors off to

## BEDROOM ONE

12' 10" x 11' 3" (3.92m x 3.43m) Double glazed window to the fore with a radiator beneath. There is a range of fitted corner wardrobes with hanging and shelving.

## BEDROOM TWO

10' 6" x 11' 3" (3.22m x 3.45m) Double glazed window to the rear with a radiator beneath.

## BEDROOM THREE

10' 0" x 6' 9" (3.06m x 2.07m) Double glazed oriel window to the fore, radiator and a built in wardrobe with top boxes.

## BATHROOM

Fitted with a white suite that comprises a panelled bath with a rainfall shower, vanity wash hand basin with mirrored medicine cabinet over and a close coupled wc. Ceramic tiling to floor and full height to walls. Chrome heated towel rail, downlighting and a frosted double glazed window to the rear.

## REAR GARDEN

With a large terrace from the dining room and kitchen. Steps lead down to the formal lawn with a stepping stone pathway that leads to the head of the garden. The garden has a deep border with mature shrubs and fruit bearing trees..

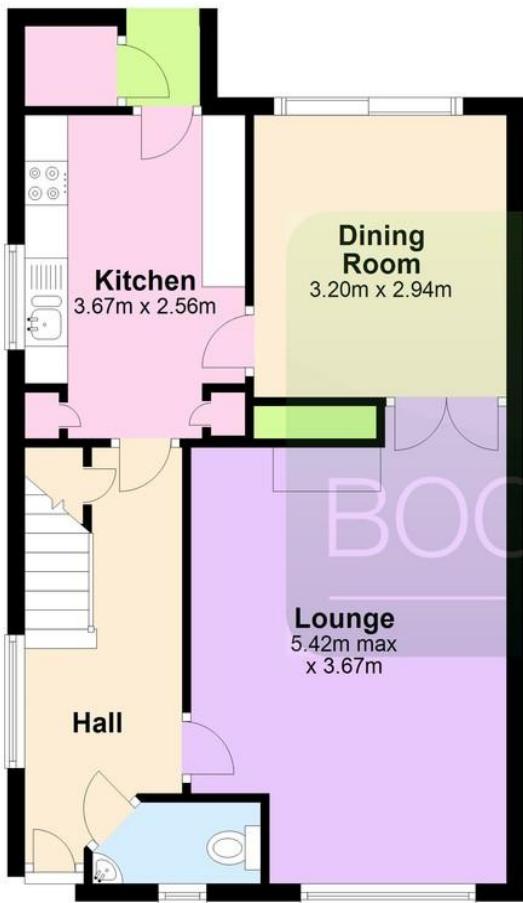
## SIDE GARAGE

With twin opening doors and having power and lighting laid on. Eaves storage spaces.



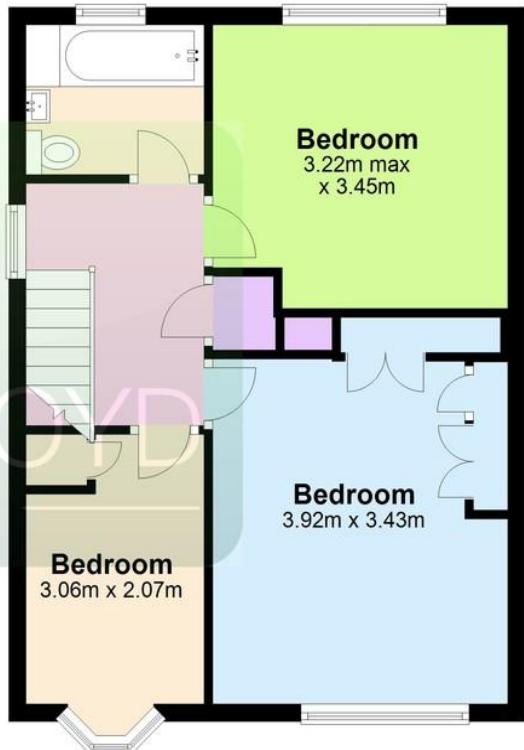
## Ground Floor

Approx. 50.7 sq. metres



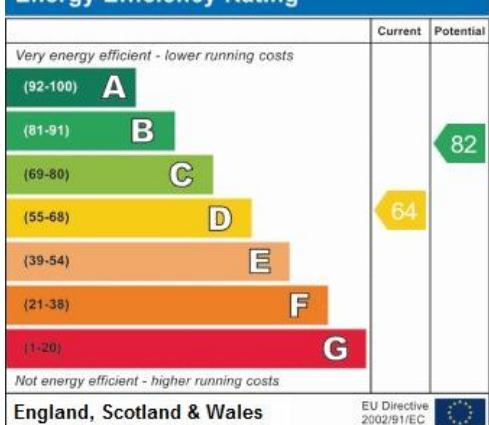
## First Floor

Approx. 43.4 sq. metres



Total area: approx. 94.1 sq. metres

### Energy Efficiency Rating



### COUNCIL TAX BAND

Tax band D

### TENURE

Freehold

### LOCAL AUTHORITY

Warwick District Council

### OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements