



38 Elmdene Road

Kenilworth, CV8 2BX

- Three Bedroom Extended Semi Detached House
- Close To The Town And Railway Station
- 2 Reception Rooms
- Three Good Size Bedrooms

Guide Price £425,000





THE PROPERTY

Located on a highly desirable road this three bedroom family house is offered for sale with a fabulous rear garden. Extended to the ground floor the property has double glazing and gas central heating, and comprises a reception hallway with cloakroom, front lounge with central fireplace and chimney, the lounge opens into the extended dining room with a communicating door into the extended kitchen. The kitchen is fitted with a quality range of wood fronted units. On the first floor there are three bedrooms and a tiled white bathroom. Outside the property is set back from the road with a slightly elevated position and has a tarmac driveway to the garage. The rear garden has a paved patio and a formal lawn with shaped and well stocked borders. It is enclosed with panelled fencing and hedging to one boundary.

APPROACH

Approached over a paved pathway running alongside the tarmac driveway with a step up into the recess porch with coachlight. A double glazed door leads into the reception hallway.

FRONT GARDEN

The property is set back from the road behind a formal lawn with mature shrub borders. There is a dwarf wall on the front boundary.

DRIVEWAY

Being tarmac and providing parking for a number of vehicles. There is side pedestrian access and access to the

garage.

HALLWAY

With stairs rising to the first floor landing and having a double glazed window at the side, radiator and doors off to

CLOAKROOM

With a low level wc, wall mounted wash hand basin, vinyl flooring and a frosted double glazed window to the front, cupboard concealing the electric isolation unit and electric meter.

LOUNGE

16' 2" x 12' 0" (4.95m x 3.67m) With double glazed window to the front, radiator, coving to ceiling, down lighters and a Cotswold brick fireplace with hearth and display plinth. The lounge opens up into the dining room.

EXTENDED DINING ROOM

19' 5" x 9' 8" (5.93m x 2.95m) With double glazed patio doors opening onto the rear garden, radiator, down lighters, two wall light points and a door into the kitchen.

EXTENDED KITCHEN

17' 11" x 8' 3" (5.48m x 2.54m) Fitted with a range of solid wood fronted units to wall and base units with a wood trimmed worksurface with an inset stainless steel sink unit set beneath the double glazed window to the side. Four burner gas hob with matching brushed steel extractor canopy over. Plumbing for automatic washing machine and space for a tumble dryer. Breakfast bar and a bank of floor to ceiling larder units with an inset AEG oven, space for large upright fridge freezer, door and window onto the rear garden, vinyl flooring, wall mounted Worcester Bosch boiler servicing the hot water and central heating, concealing vented cupboard with radiator.

FIRST FLOOR LANDING

With a double glazed window to the side, airing cupboard housing the lagged cylinder, access to loft void and doors off to

DOUBLE BEDROOM ONE

12' 11" x 11' 3" (3.94m x 3.44m) With double glazed window to the front with a radiator beneath and a built in cupboard/wardrobe.

DOUBLE BEDROOM TWO

10' 6" x 11' 3" (3.22m x 3.44m) With double glazed window to the rear with a radiator beneath and a built in cupboard/wardrobe.

BEDROOM THREE

9' 0" x 6' 11" (2.75m x 2.13m) With double glazed window to the front, radiator, ceiling light.

REFITTED WET ROOM

With a refitted suite with low level w.c, pedestal wash hand basin with central mixer tap, walk in shower area with low level bi folding screens and shower curtain rail, mira Advance electric shower, ceramic tiling to walls with non slip flooring, extractor fan, ceiling light, mirrored vanity cabinet, radiator, electric convection heater, opaque double glazed window to rear.

GARAGE

With up and over door and roof storage.

REAR GARDEN

A superb feature of the property with an array of shrubs and plants with acer and apple trees, off the property is a paved patio with pathway leading to expansive lawn area, access is provided into the garage and there is a 6' x 8' timber shed. There is a raised vegetable bed. One border has a hedged boundary whilst the others have panelled fencing.

FIXTURES AND FITTINGS

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

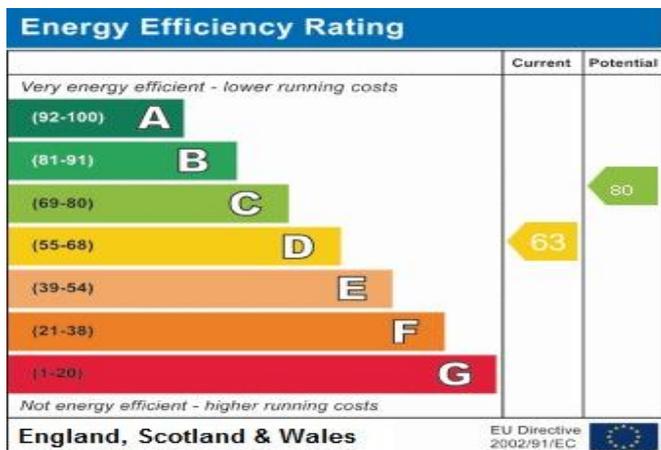








Total area: approx. 103.6 sq. metres



COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

OFFICE
19 The Square
Kenilworth
Warwickshire
CV8 1EF

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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