



Archer Road  
Kenilworth  
CV8 1DJ

Asking Price Of  
£499,950



BOOTHROYD  
& Company

# 3 Bedroom Bungalow located in Kenilworth offered with no onward chain.



3



1



1



D



D



## FULL DESCRIPTION

### THE PROPERTY

A link detached three-bedroom bungalow that is conveniently situated for Kenilworth town centre and also benefitting both double glazing and gas central heating. The accommodation comprises a porch, entrance hallway, sitting room with gas fire, high gloss fitted kitchen, conservatory, refitted shower room and two bedrooms off the main hallway and a further bedroom/study off the lounge. Outside is a front driveway to an attached side garage. The rear garden is currently landscaped to incorporate a large terrace, lawn and raised planted beds. The property offered for sale with no onward chain.

### ENTRANCE PORCH

With a double-glazed entrance door with matching side lights, vinyl flooring and a further door into:

### RECEPTION HALLWAY

Wood laminate flooring, central heating radiator and an airing cupboard. All doors off to:

### LOUNGE

12' 7" x 19' 0" (3.86m x 5.80m)

With wood laminate flooring, two radiators, double glazed window to the fore and French doors into the conservatory. The focal point is provided by a brick fireplace housing a four-bar gas fire, serving hatch from the kitchen.

### CONSERVATORY

6' 11" x 17' 9" (2.13m x 5.42m)

Being double glazed with French doors onto the landscaped rear garden, vinyl flooring, radiator, and a countertop with plumbing for an automatic washing machine and space for a tumble dryer.

### FITTED KITCHEN

9' 8" x 7' 6" (2.97m x 2.29m)

Comprehensively fitted with a range of modern high gloss units to both wall and base. The base units are contrasted with a granite effect roll topped work surface. Inset single drainer sink unit with mixer tap. Complimentary tiling to the splashbacks, fridge freezer, electric hob and oven set beneath an extractor canopy. Double glazed window and door leads into:

### BEDROOM 1

12' 7" x 9' 10" (3.84m x 3.01m)

Radiator and double glazed window to the fore.

### BEDROOM 2

10' 11" x 9' 10" (3.34m x 3.00m)

Radiator and double glazed window to the rear

### BEDROOM 3/STUDY

8' 0" x 8' 0" (2.45m x 2.44m)

Accessed off the lounge with a radiator and double glazed window to the rear.



#### SHOWER ROOM

8' 9" x 5' 11" (2.68m x 1.82m)

Fitted with a modern white suite that comprises a walk-in shower cubicle, pedestal wash hand basin and a close coupled wc. Complimentary tiling to the splashbacks, radiator and a frosted double-glazed window to the side.

#### DRIVEWAY AND GARAGE

16' 0" x 8' 0" (4.88m x 2.44m)

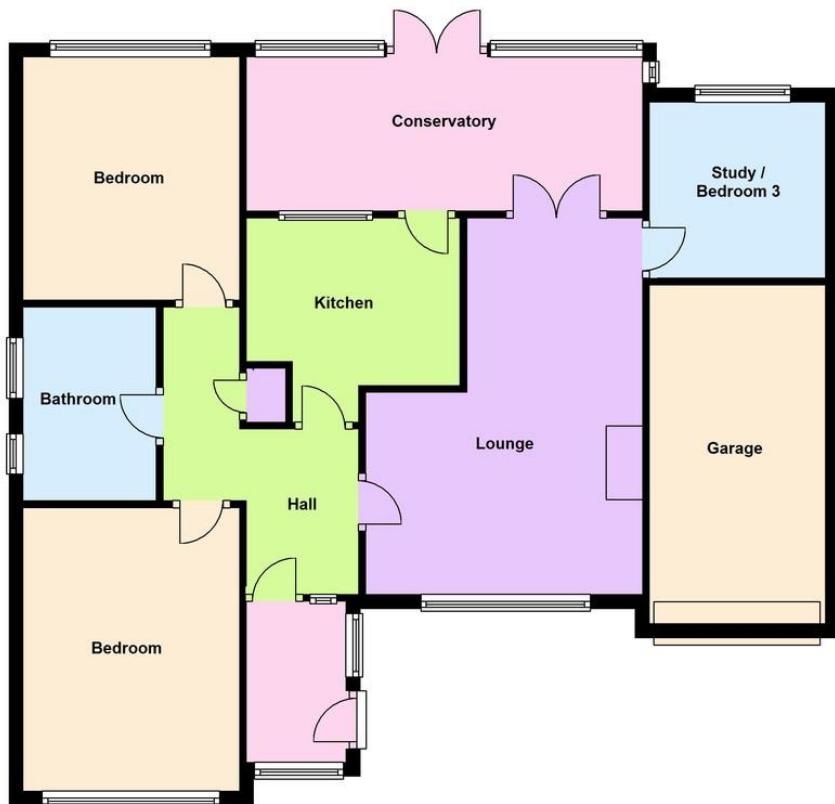
Offering hardstanding for one car. The garage has an up and over door

#### ATTRACTIVE REAR GARDEN

Directly behind the property is a paved terrace with further matching sunlounge area. The remainder of the garden is mainly lawned with mature shrub borders and enclosed with panelled fencing.



## FLOORPLAN



## CONTACT

19 The Square, Kenilworth,  
Warwickshire, CV8 1EF

E [sales@boothroyd.co.uk](mailto:sales@boothroyd.co.uk)

T 01926 857244

[www.boothroyd.co.uk](http://www.boothroyd.co.uk)



**BOOTHROYD**  
& Company