



**MARGETTS**  
ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS



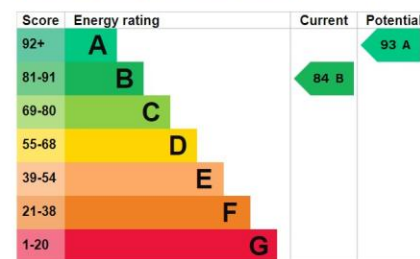
Total area: approx. 124.9 sq. metres (1344.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact  
Property of Margetts Limited. Not to be reproduced

**Energy rating and score**

This property's current energy rating is B. It has the potential to be A.

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



The graph shows this property's current and potential energy rating.



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**1 Jonson Avenue, Chase Meadow, Warwick, CV34 6PG**

Guide Price £575,000 Freehold



A beautifully presented and cleverly re-modelled four bedroom, detached, family home, offering sizeable accommodation with four genuine double bedrooms and three reception areas. Remodelled by the present owners to now offer the addition of a home office and utility space converted from the garage. The property occupies a delightful corner spot and viewing is highly recommended.

- Sizeable detached home • Four genuine double bedrooms • 1344 ft.<sup>2</sup> (home office is in addition to this) • Remodelled by present owners • Front Lounge • Separate study • Huge open plan sitting/family/dining kitchen • Enclosed garden • Ensuite shower room • Home Office/garden room

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Canopy porch and front door opens into the

### SPACIOUS RECEPTION HALL

featuring central staircase rising to the First Floor Landing with under stairs storage cupboard.



### CLOAKROOM

with low level WC, wash hand basin and tiled floor.

### LOUNGE

14' 9" x 13' 6" (4.50m x 4.14m) into bay reducing to 3.43m)

with radiator, double glazed window to the front and television aerial connection point.



### STUDY

7' 10" x 7' 8" (2.39m x 2.36m)

A delightful room to work from, with two dual aspect double glazed windows, wood effect flooring and radiator.



### HUGE L-SHAPED OPEN PLAN KITCHEN/DINING/FAMILY AREA

#### KITCHEN AREA

8' 7" x 10' 8" (2.63m x 3.27m)

boasting work surfacing extending around the room, also providing breakfast bar with base units and eyelevel wall cupboards, larder cupboards incorporating the electric oven and separate grill together with fridge/ freezer, electric hob with cooker hood over, integrated dishwasher and washing machine together with wine chiller.



### UTILITY ROOM

8' 9" x 5' 0" (2.68m x 1.54m)

with a range of work surfacing having base units and eye level wall cupboards, wood effect flooring, down lighters, power point and space for tumble dryer.



### REAR GARDEN

is walled to one side with inset astroturf lawn and large patio area.



### AGENTS NOTES

We believe all mains services are connected.

We believe the property to be freehold.

Council Tax Band E.

Local Authority: Warwick District Council.

Viewings are strictly by prior appointment through the agents.

#### VALUATIONS & SURVEYS FOR PURCHASERS

As Chartered Surveyors we conduct a range of surveys and Valuation Reports for prospective purchasers, including RICS Homebuyer Reports and Valuation Condition Reports. Please telephone us for an informal discussion and competitive fee quotation which we trust will meet your survey requirements. We are, of course, precluded from undertaking surveys on properties that Margetts Warwick Limited are offering for sale.

#### NOTICE

These particulars do not constitute or form part of any offer, or contract, and a prospective purchaser must not rely on any statement made herein or made verbally as representative of any fact. Prospective purchasers should make their own inspections and survey and satisfy themselves as to the correctness of all such statements. Neither the agents, the owner, nor any other persons have any authority to make or give any representation or warranty whatsoever in relation to the property. No responsibility is accepted for any error or omission.

### **FULL WIDTH DINING FAMILY ROOM**

23' 1" x 10' 4" (7.05m x 3.16m)

Remodelled by the present owners, this beautiful family space provides an area to eat in and sit together with opening double glazed French doors with matching side windows onto the rear garden and patio. Tiled floor, radiators and down lighters.



### **FIRST FLOOR LANDING**

with access to the roof space.

### **BEDROOM ONE (FRONT)**

12' 11" x 11' 8" (3.94m x 3.56m)

with radiator and dual aspect double glazed windows.



### **ENSUITE SHOWER ROOM**

well appointed with large shower cubicle, having adjustable shower, wash hand basin and low-level WC, tiled floor, large tiled areas to the walls and double glazed window.



### **BEDROOM TWO (REAR)**

12' 7" x 10' 0" (3.86m max x 3.07m max)  
with radiator and double glazed window.



### **BEDROOM THREE (FRONT)**

10' 1" x 11' 4" (3.08m max x 3.46m max inc. wardrobes)  
with double glazed window to the front of property, the measurements include a range of fitted wardrobes.



### **BEDROOM FOUR**

13' 8" x 10' 3" (4.18m max reducing to 2.93m x 3.13m)  
with window and radiator.

### **FAMILY BATHROOM**

has a white suite with panelled bath, having adjustable shower over, wash hand basin and low-level WC, large tiled areas, tiled floor together with double glazed window.



### **OUTSIDE**

The property occupies an attractive corner plot with fore garden to 2 sides having established shrubs and path leading to the front door.

### **PARKING**

Driveway providing parking for a number of vehicles.

### **HOME OFFICE**

13' 2" x 8' 8" (4.02m x 2.65m)

The former single garage has been converted into a Home Office and extremely useful space with wood effect flooring, down lighters, power, lighting, double glazed patio doors opening onto the garden.