



JULIE PHILPOT  
RESIDENTIAL

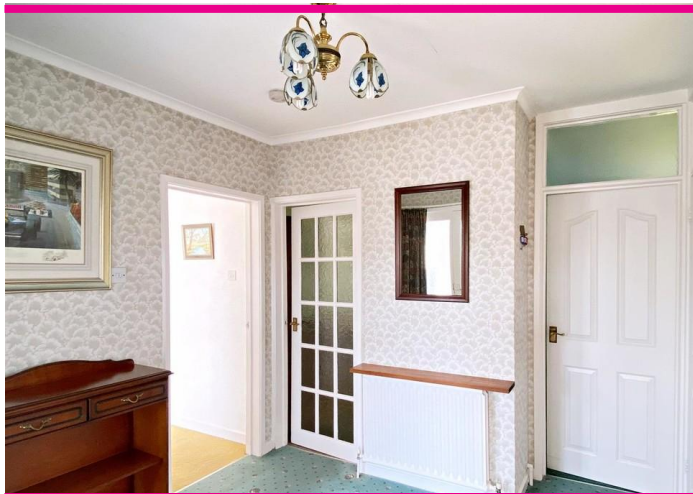


## 21 Eden Croft | Kenilworth | CV8 2BG

Situated in a highly sought after and peaceful location, a well maintained detached bungalow providing spacious accommodation with two large bedrooms, ample driveway parking, garage and private, sunny aspect gardens. The property offers scope to further improve and personalise and includes a reception hallway, open plan lounge/dining room, good sized kitchen and a bathroom with walk-in shower. The bedrooms are both doubles, the master having an extensive range of built-in furniture. Available with no upward chain, viewing is recommended.

Offers Based On £450,000

- Sought After Cul-De-Sac Location
- Two Double Bedrooms
- Driveway Parking & Garage
- Private Mature Gardens



## Property Description

Double glazed entrance door with glazed side panels leading to:

### **Inner Porch**

With part glazed door leading to:

### **Entrance Hall**

A welcoming entrance hall to the bungalow with doors leading off to all rooms, cloaks/storage cupboard, radiator with shelf over, central heating thermostat and coved ceiling cornice.

### **Lounge /Dining Room**

6.05m x 4.34m (19'10" x 14'3")

With feature brick built fireplace having inset coal effect gas fire and raised hearth, TV aerial point, telephone point, leaded light double glazed window and radiator.

To the dining area there is an additional radiator, coved ceiling cornice, side window and double glazed patio doors leading out to the rear garden.

### **Fitted Kitchen**

5.18m x 3.05m (17'0 x 10')

A spacious kitchen/breakfast room with space for dining table and chairs, plus a good range of white gloss cupboard and drawer units with formed work surfaces and matching wall cupboards above. Inset four ring gas hob with extractor canopy over. Matching tall unit housing 'Bosch' grill and separate oven, space for various domestic appliances including tall fridge freezer and automatic washing machine. Inset sink unit with mixer tap over, tiled splashbacks, double glazed window and door leading out to the rear garden.

### **Bedroom One (Front)**

4.17m x 3.30m (13'8" x 10'10")

Fitted with a range of built-in bedroom furniture providing ample hanging and storage space including wardrobes, dressing table unit, chest of drawers and overhead/blanket cupboards. Radiator with shelf over and leaded double glazed window to front.

### **Bedroom Two**

3.28m x 3.28m into wardobes (10'9" x 10'9" into wardobes)

With triple door mirror sliding wardrobe, radiator, double glazed window to rear and coved ceiling cornice.

### **Bathroom/Shower Room**

2.95m x 2.36m (9'8" x 7'9")

With panelled bath, vanity sink unit with cupboards below and combined concealed flush w/c, walk in shower cubicle with inset 'Triton' shower and folding side screen. Two obscure double glazed windows, part tiled walls, radiator, chrome heated towel rail and access point to loft space.

### **Outside**

#### **To The Front**

The front of the property has ample driveway parking for several vehicles as well as an attractive front garden with inset flower and herbaceous beds, planted borders and direct vehicular access to:

### **Single Garage**

With doors to front and personal door to rear leading to the private rear garden, outside w/c and garden store.

#### **To The Rear**

There is an attractive garden to the rear of the property enjoying a high degree of privacy. The garden has a patio area plus area of shaped lawn with a variety of well established, mature shrubs and planting scheme surrounding. Mature hedging forms the boundaries. Greenhouse, outside lighting, water tap.

### **Large Garden Shed**

1.83m x 1.22m (6 x 4)



## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

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### Energy rating and score

This property's energy rating is D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

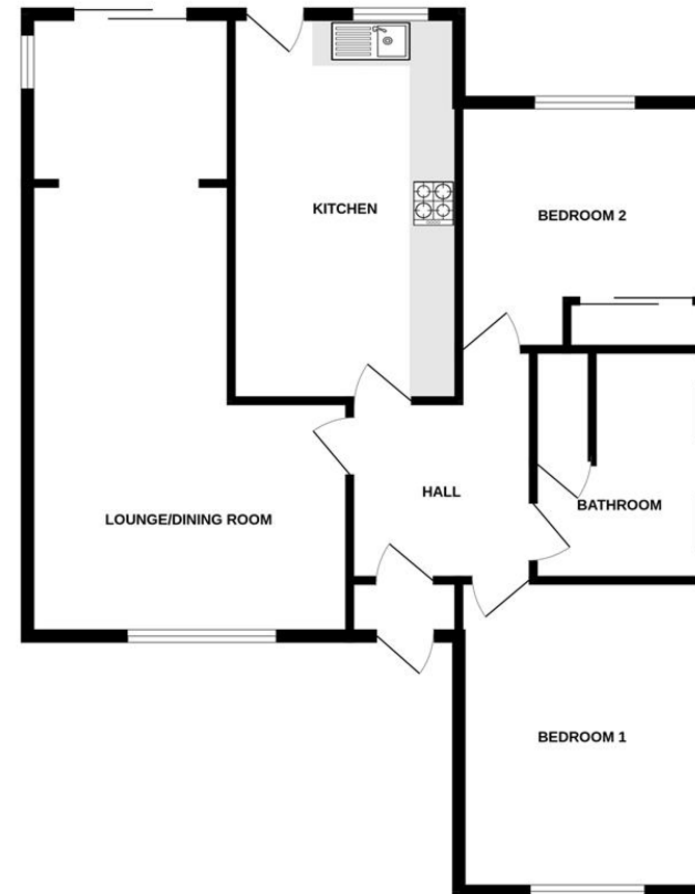
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

GROUND FLOOR  
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.  
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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