



JULIE PHILPOT
RESIDENTIAL



7 Arden Road | Kenilworth | CV8 2DU

A spacious and extended link detached bungalow providing super accommodation with three double bedrooms, lounge with direct access to the attractive rear garden a large kitchen/breakfast room and modern bathroom/wetroom plus an en-suite to one of the double bedrooms. This is a delightful property that is ready to move into with the further benefit of 'No Chain' being involved. There is driveway parking and a garage.

£595,000

- Viewing Essential
- Sought After Location
- Three Double Bedrooms - One With En-Suite
- Bathroom with Shower
- Attractive, Private Rear Garden



Property Description

ENCLOSED PORCH

With door to

ENTRANCE HALL

Having radiator and access to roof storage space via a pull down loft ladder. The gas combination boiler is located in the loft and we are advised that this was newly installed in 2022.

BATHROOM

Having panelled bath, pedestal wash basin, w.c., and fully tiled shower area with glazed screen. The shower area has been changed to be more in keeping in a wet room style. Heated towel rail, extractor fan and complementary tiling.

LOUNGE

18' 8" x 16' 1" (5.69m x 4.9m) Max

With French double doors providing direct access to the patio and rear garden, two radiators and folding door to the kitchen.

KITCHEN/BREAKFAST ROOM

21' 6" x 10' 4" (6.55m x 3.15m)

A large kitchen having an extensive range of cupboard and drawer units including matching wall cupboards, corner carousel cupboard and tall larder style cupboards. Space for table and chairs, integrated full size fridge, integrated Bosch dishwasher and integrated Hotpoint washer/dryer. Stainless steel sink, four ring electric hob having extractor hood over and to the side a newly fitted Bosch double oven with cupboards above and below. Door to lounge and door to rear garden.

DOUBLE BEDROOM

12' 6" x 9' 8" (3.81m x 2.95m)

Located to the front of the property this room has a recess for wardrobes, a radiator and tv aerial point.

DOUBLE BEDROOM

12' 5" x 12' 10" (3.78m x 3.91m)

A further double bedroom located to the front of the property with radiator. This room has also been used as an additional reception room so offers great flexibility.

MASTER DOUBLE BEDROOM

16' 3" x 9' 8" (4.95m x 2.95m)

Located to the rear and enjoying lovely garden views. Radiator and door to:

EN-SUITE SHOWER ROOM

Being fully tiled with corner shower enclosure, pedestal wash basin, w.c., and heated towel rail. Extractor fan and wall cabinet.

OUTSIDE

GARAGE & PARKING

There is a single garage with an up and over door as well as ample driveway parking for several vehicles.

REAR GARDEN

Access at the side leads to the lovely and private rear garden which has been landscaped for colour and easy maintenance. There is a block paved patio area with space for garden furniture, an area of lawn and then a further sunny seating area. Timber fencing forms the boundaries.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

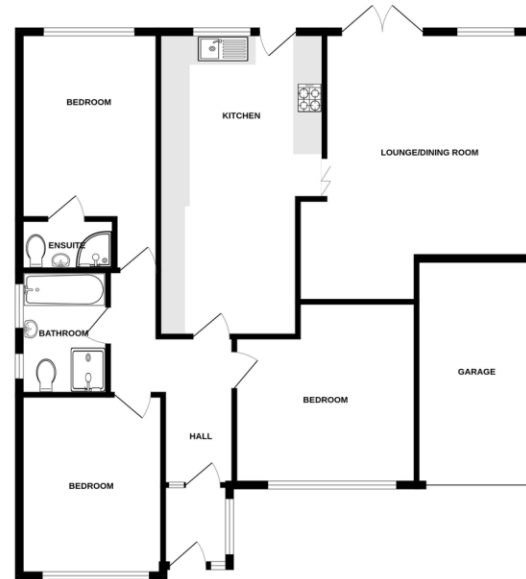
T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

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

GROUND FLOOR

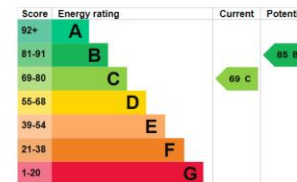


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Energy rating and score

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

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



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