



ESTATE AGENT
IN KENILWORTH

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RESIDENTIAL



39 Grange Avenue | Kenilworth | CV8 1DD

£405,000

A well planned semi detached family home situated on the popular and sought after 'Castle' side of town with Abbey Fields, local countryside footpaths and highly regarded primary schools all being within easy walking distance. The house has the benefit of a ground floor conservatory extension to the side, three bedrooms, lounge/diner and kitchen. The property is on a corner position with a sunny south facing rear garden, garage and driveway to the side.

- Three Bedrooms
- Spacious Conservatory Extension To Side
- Corner Plot
- Garage & Drive



Property Description

DOOR TO

ENTRANCE HALL

With radiator.

CLOAKROOM

Having w.c., wash basin and radiator.

LOUNGE

14' 1" x 11' 4" (4.29m x 3.45m)

With laminate wood flooring, three wall light points, feature fireplace and archway to:

DINING ROOM

12' 1" x 9' 4" (3.68m x 2.84m)

Having radiator, laminate wood flooring, wall light point and patio door to rear garden. Serving hatch to kitchen.

KITCHEN

11' 6" x 11' 6" (3.51m x 3.51m)

Having an extensive range of modern cream cupboard and drawer units with matching wall cupboards over. Contrasting worktops, space and plumbing for washing machine and dishwasher, gas cooker as fitted with extractor over, white sink unit and complementary tiling. Garden views, radiator and tiled floor. Door to:

LARGE SIDE CONSERVATORY

21' 8" x 13' 8" (6.6m x 4.17m)

This is a large conservatory located to the side of the property which has been divided to form two separate areas, ideal for those wanting separate work and/or social areas.

CONSERVATORY FAMILY ROOM

With two wall light points, radiator and tv aerial connection.

CONSERVATORY OFFICE AREA

With two wall light points and French doors to rear garden.

FIRST FLOOR LANDING

With access to roof storage space.

BEDROOM ONE

14' 0" x 10' 5" (4.27m x 3.18m)

Having a wall to wall range of built in wardrobes extending to form dressing table area. Radiator.

BEDROOM TWO

12' 0" x 10' 6" (3.66m x 3.2m)

With rear garden views, radiator and built in double wardrobes with shelving and drawer units to side. Further built in storage cupboard housing Worcester combination boiler.

BEDROOM THREE

11' 0" x 6' 9" (3.35m x 2.06m)

With radiator and built in double wardrobe.

BATHROOM

Having panelled bath with shower over, w.c., and vanity wash basin with double cupboard under. Complementary ceramic tiling, heated towel rail.

OUTSIDE

GARAGE & DRIVEWAY

To the rear of the property and accessed from the side is the single garage with up and over door and driveway parking.

GARDENS

The front garden has an area of lawn with shrubby borders. The garden also extends to the side and rear with timber decking, area of lawn and mature shrubby borders. Timber fencing forms the boundaries.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

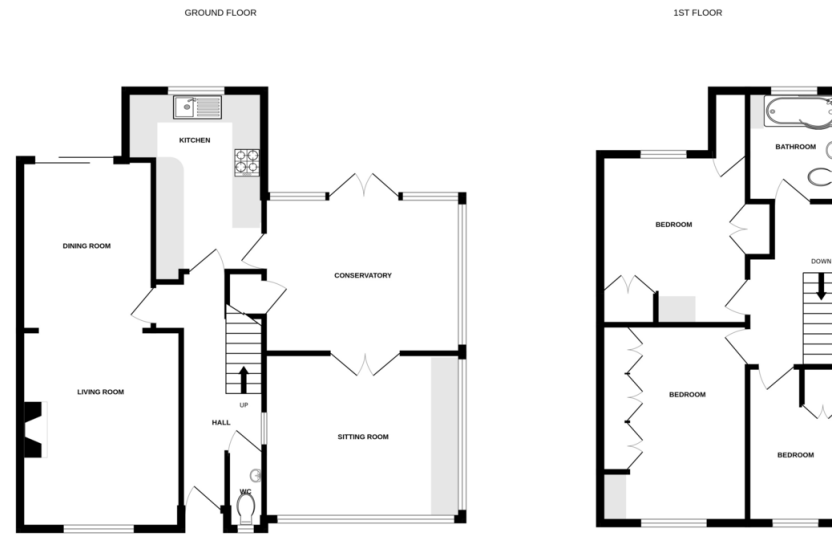
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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Energy rating and score

This property's energy rating is D. 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 50