



42 Kendal Green, Kendal  
£595,000



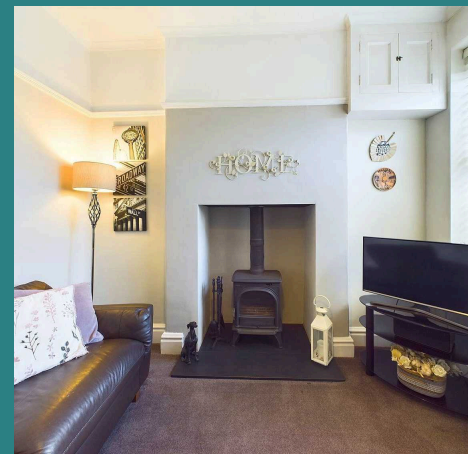
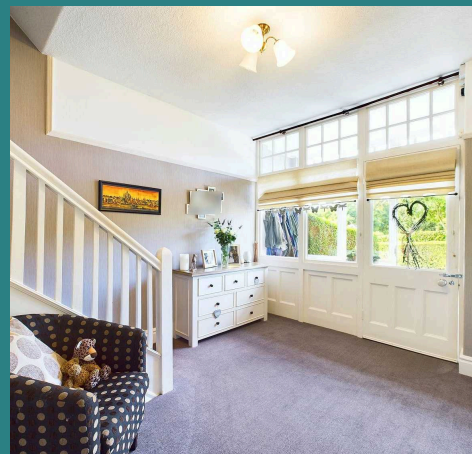


## 42 Kendal Green

Kendal

Set in a picturesque location, this exquisite 3-bedroom semi-detached Edwardian house presents a rare opportunity to acquire a property of timeless elegance situated at the head of Kendal Green one of Kendal's most sought after addresses. Upon entering the property, you are greeted by an original Edwardian entrance porchway, directing you into the inner hall. Leading from the hall you will find the living room with beautiful bay fronted windows, an impressive wall mounted contemporary fire. The kitchen is open plan into a snug area with multi fuel burner, the perfect space for families and cosy evenings together. The kitchen is traditional with space for dining, the well-appointed kitchen complemented by a convenient utility room and a ground floor WC. Upstairs, three generously sized bedrooms offer a peaceful retreat with all rooms benefitting from iconic Kendal views, towards Benson Knott and Serpentine Woods, additionally the family bathroom is a four piece suite enjoying dual aspect views of the gardens towards Benson Knott.

Kendal Green is situated within a stones throw from parkland of the Green, within walking distance of the town centre and within minutes of the highly regarded St Thomas's primary school. Centrally positioned to access road, rail links and the Lake District National Park.



Travel along Windermere Road and then take a right turn into Green Road. Follow the road around to the right and turn left onto Kendal Green. Drive onto the private road, and the property is located on the right-hand side.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating D

### ENTRANCE

To the front of the property, the entrance door opens to the entrance porch.

### ENTRANCE PORCH

3' 7" x 9' 3" (1.09m x 2.82m)

The porch has a radiator and coat hook rack. A glazed door with glazed panels alongside opens to the hall.

### HALL

13' 0" x 9' 11" (3.96m x 3.02m)

The light hall has stairs rising to the first-floor landing and radiator. Doors open to the lounge, kitchen, and understairs storage cupboard.

### LOUNGE

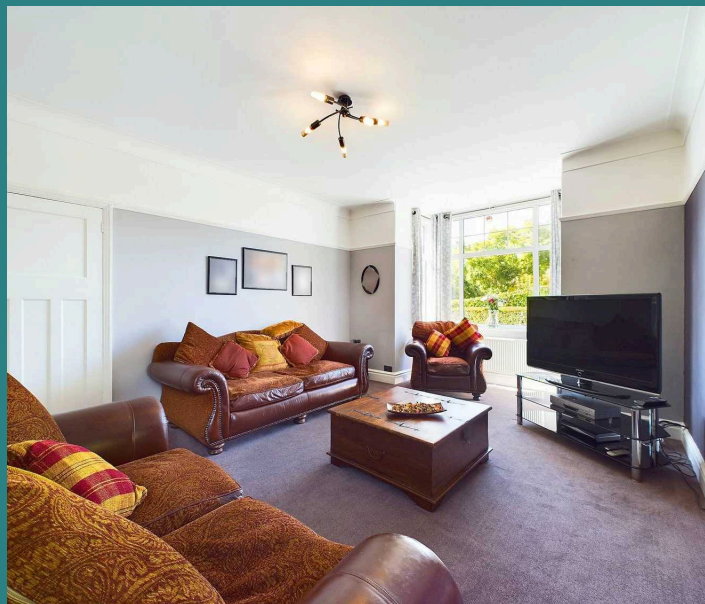
17' 10" x 12' 10" (5.44m x 3.91m)

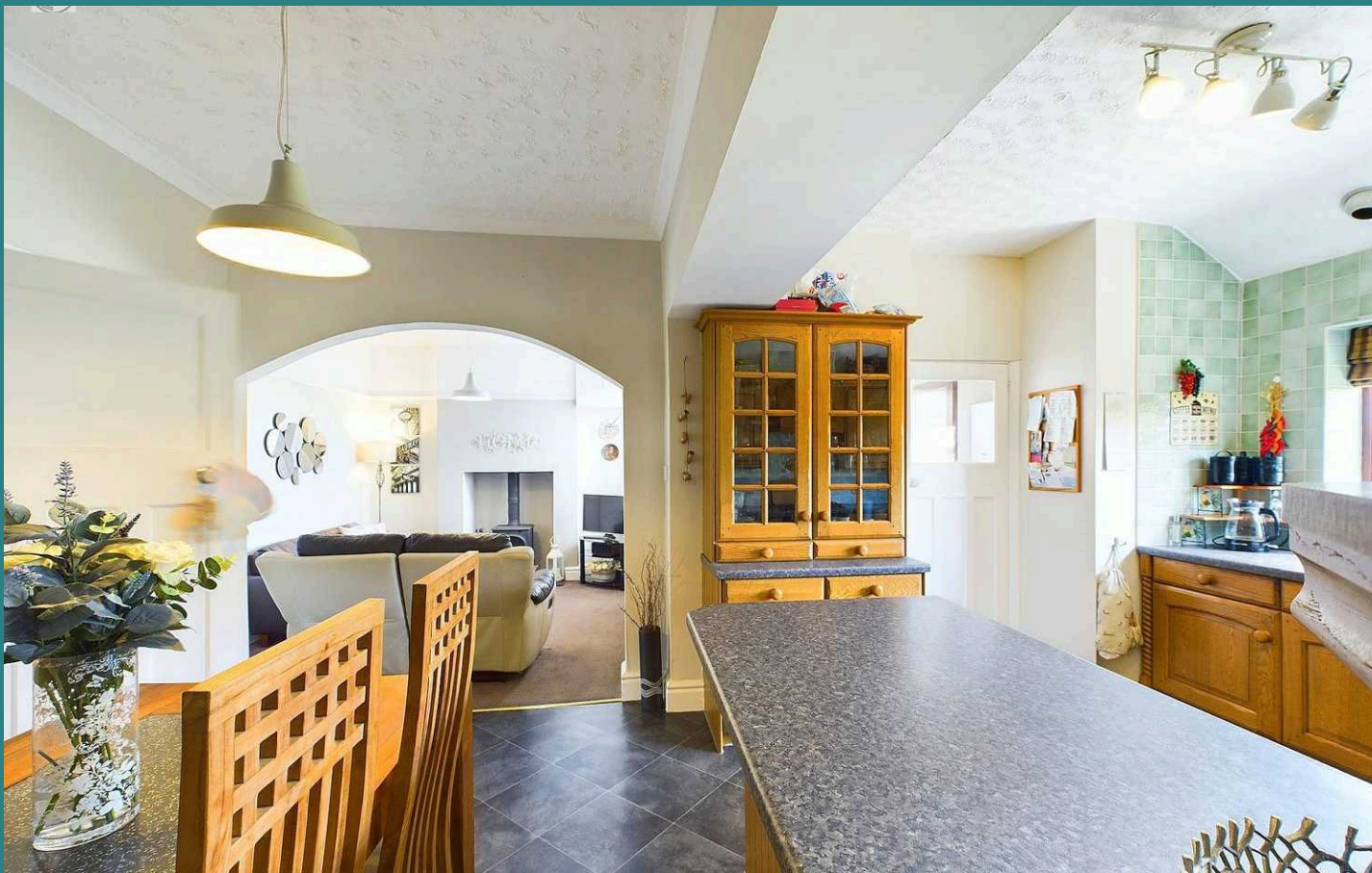
To the front of the property, the lounge has an inset living flame gas fire, a radiator, and dual aspect windows, one being a box bay window.

### SNUG/SECOND RECEPTION

9' 10" x 10' 3" (3.00m x 3.12m)

This cosy room has a recessed fireplace with a multi-fuel stove and a window to the rear aspect. This room has an open arch to the kitchen/diner.





### **KITCHEN/DINING ROOM**

17' 9" x 11' 10" (5.41m x 3.61m)

The kitchen has a range of fitted timber-faced units with a complementary worktop extending to a breakfast bar and incorporating a 1 1/2-bowl sink with mixer tap. There is a built-in double oven and gas hob with extractor hood. There is a window to the rear aspect and a glazed door opening to the side entrance, utility room, and WC.

### **UTILITY ROOM**

5' 9" x 4' 0" (1.75m x 1.22m)

With space and plumbing for a washing machine and tumble dryer and a window to the rear aspect.

### **GROUND FLOOR W.C.**

2' 7" x 4' 10" (0.79m x 1.47m)

The suite comprises a WC and corner wash hand basin. There is a radiator and a window.

### **FIRST FLOOR LANDING**

9' 9" x 3' 1" (2.97m x 0.94m)

The landing has doors which open to the three bedrooms and bathroom.

### **BEDROOM ONE**

To the front of the property, this bedroom has a radiator and dual-aspect windows.

### **BEDROOM TWO**

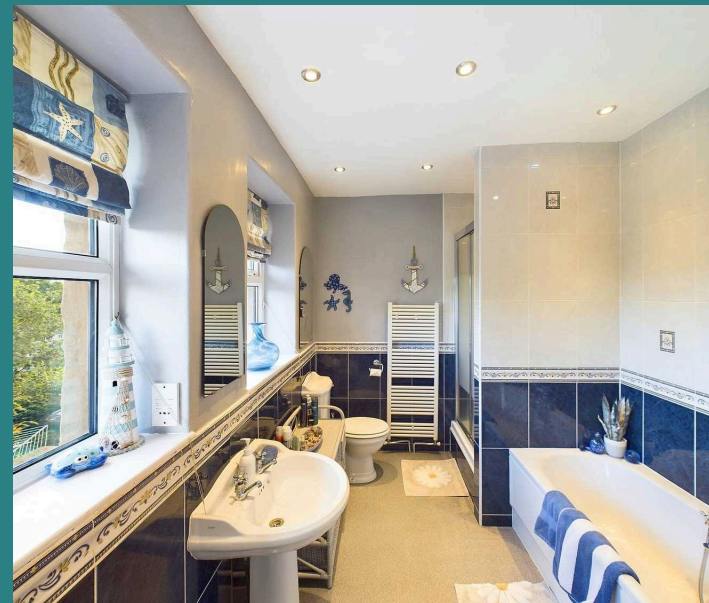
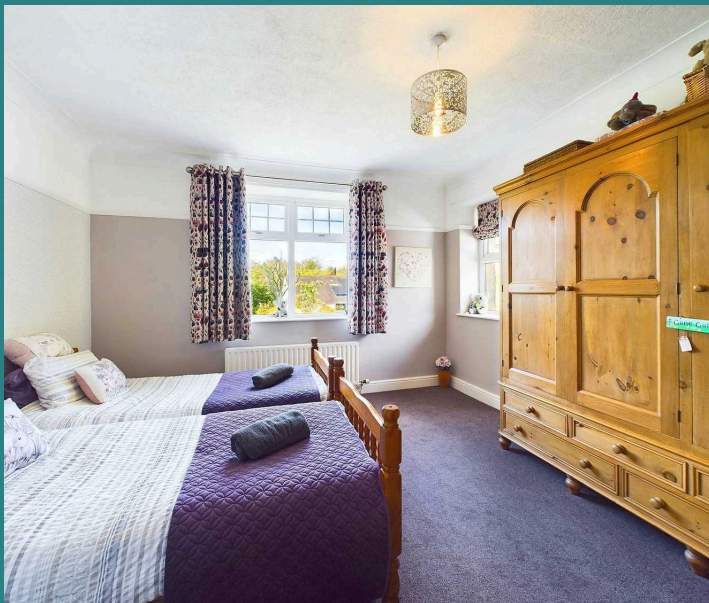
This bedroom has built in wardrobes and over bed storage, a radiator and a window to the rear aspect.

### **BEDROOM THREE**

This room has a radiator, a window to the front aspect and a built-in storage cupboard.

### **BATHROOM**

Dual aspect family bathroom suite. Views over the grounds towards Benson Knott. Bath, W.C., hand basin and separate shower.



## GARDEN

Stepping outside, the property unveils a delightful garden oasis, complete with various seating areas to enjoy al fresco dining, a tranquil pond, and breathtaking far-reaching views. The two-storey detached garage provides ample storage space, while the off-road parking ensures convenience for multiple vehicles. To the front of the property, a gravel drive leads to the off-road parking area and garage, while the paved patio at the rear cascades down to a decked seating area and a lush lawn bordered by mature trees and shrubs. Nestled in nature, a vegetable plot offers the opportunity for green-fingered endeavours, complemented by a circular paved patio surrounding a garden pond, creating a serene ambience for outdoor relaxation.

## GARAGE

Double storey garage. Installed with power and light. Including a mechanical car-pit. The lower level is accessed from the lower garden and the upper level accessed from the top of the driveway to the far left-side of the property.

## DRIVEWAY

5 Parking Spaces

Private parking area to the far left of the property with space for three cars, plus space for two cars at the front of the property. Please note the start of the driveway is a shared drive with the neighbouring property to the right.

**SERVICES:** Electric, gas, mains water and drainage, gas central heating, cable broadband.

Arnold Greenwood declare that the owner of this property, is related to a member of staff whom works within the Kendal Arnold Greenwood office.

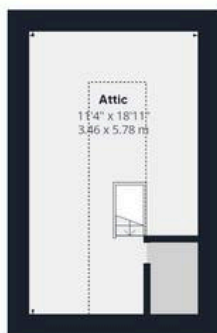




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Lower Ground Floor Building 2



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1790.47 ft<sup>2</sup>

166.34 m<sup>2</sup>

Reduced headroom

156.18 ft<sup>2</sup>

14.51 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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