

# 8 WEST AVENUE

CLARENDON PARK, LEICESTER



SALES LETTINGS SURVEYS MORTGAGES





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**8 West Avenue**  
Clarendon Park  
Leicester LE2 1TR

A stunning bay fronted, three-storey Victorian villa boasting a wealth of original features including marble fireplaces and sash windows, located in the heart of the fashionable Clarendon Park.

Storm porch | entrance hall | sitting room | family room | rear lobby | living kitchen | cellar | five bedrooms | three bathrooms | front walled courtyard | good sized rear gardens | EPC-D

#### LOCATION

Clarendon Park provides excellent neighbourhood facilities including bars, delicatessens, restaurants and shopping facilities along Queens Road and has long been recognised as one of the most popular suburban residential addresses within Leicester with the majority of housing stock consisting of individual Victorian and Edwardian homes. The area is particularly popular with those working in the city's professional quarters, hospitals and universities and provides good access to road and rail networks with the mainline railway station providing direct access to London St Pancras. Highly performing local schooling is available in both the state and private sectors and also a huge range of leisure facilities including two tennis clubs, a squash club, golf club and gymnasiums.

#### ACCOMMODATION

The property is entered via a storm porch with a lantern style light and original tiled flooring and the original glazed and wooden front door leading into the entrance hall which houses the stairs to the first floor and has ceiling coving, decorative archway, two s, alarm pad, original tiled floor and door to the cellar. The sitting room has an original sash bay window to the front, ceiling coving and a magnificent marble fireplace with tiled surround and hearth and inset cast iron log burner, stripped floorboards and double doors to the family/dining room which has an original sash window to the rear, ceiling coving, picture rail, a beautiful marble fireplace with tiled surround and hearth and open fire, stripped floorboards. A rear lobby with a door to the side houses a useful storage cupboard and gives access to the superb living kitchen which has an original sash window to and two further double glazed windows to the side and boasts a good range of contemporary style eye and base level units with soft-closing drawers and

solid wood preparation surfaces, an original built-in pine storage cupboard, plumbing for automatic dishwasher and washing machine, a Belfast sink with wooden drainers either side, space for wine cooler and fridge-freezer, space for a Rangemaster type cooker with stainless steel splashback and stainless steel hood over, a contemporary floor to ceiling radiator, ceiling coving, ceiling spotlights, wood laminate effect flooring and bi-folding wooden double glazed doors to the rear. The property has a cellar with power and lights.

To the first floor a split level landing with a skylight gives access to bedroom five with an original sash window to the rear and the family bathroom with a three piece suite comprising low flush WC, pedestal wash hand basin and tiled bath with shower over, part tiled walls, wooden flooring and a window to the side. The upper landing houses the stairs to the second floor and a storage cupboard, and gives access to the master bedroom which has an original sash bay window to the front, built in wardrobes, a feature wood fireplace with cast iron surround and tiled hearth, ceiling coving, picture rail and a re-fitted en-suite shower room with an original sash window to the front, a low flush WC, wash hand basin with cupboard beneath and a double shower cubicle, heated chrome towel rail, fully tiled walls and tiled floor with underfloor heating. Bedroom two has an original sash window to the rear and ceiling coving. The second floor landing has a window to rear, a storage cupboard housing the Glow Worm combination boiler and provides loft access. Bedroom three has a window to the rear and two storage cupboards. Bedroom four has a double glazed Velux window to the front and two storage cupboards. A further shower room provides a double glazed Velux window to the front, low flush WC, wash hand basin, shower cubicle, spotlights, heated chrome towel rail, fully tiled walls and floor.

#### OUTSIDE

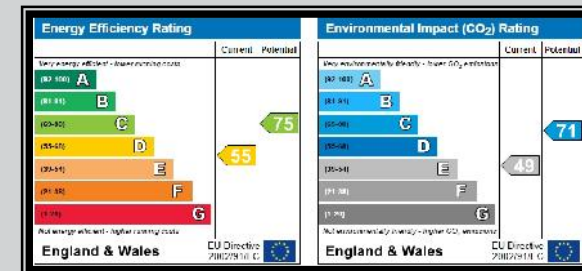
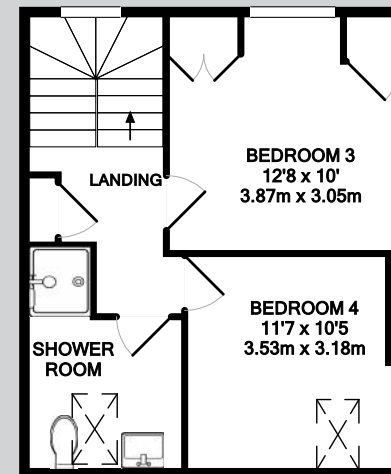
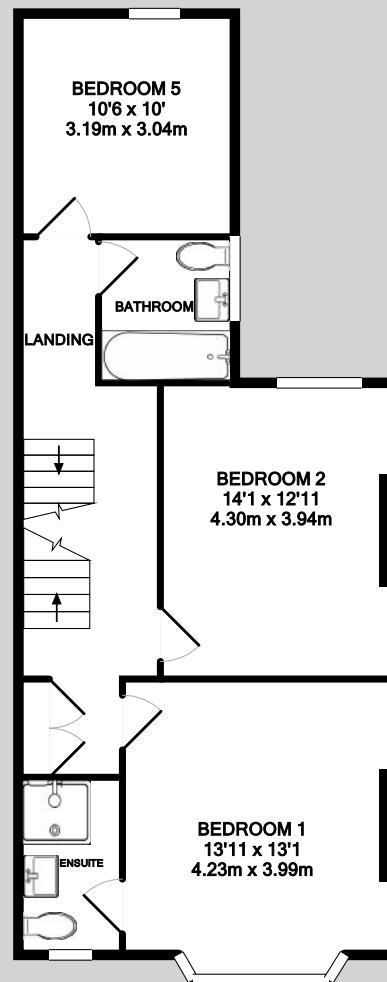
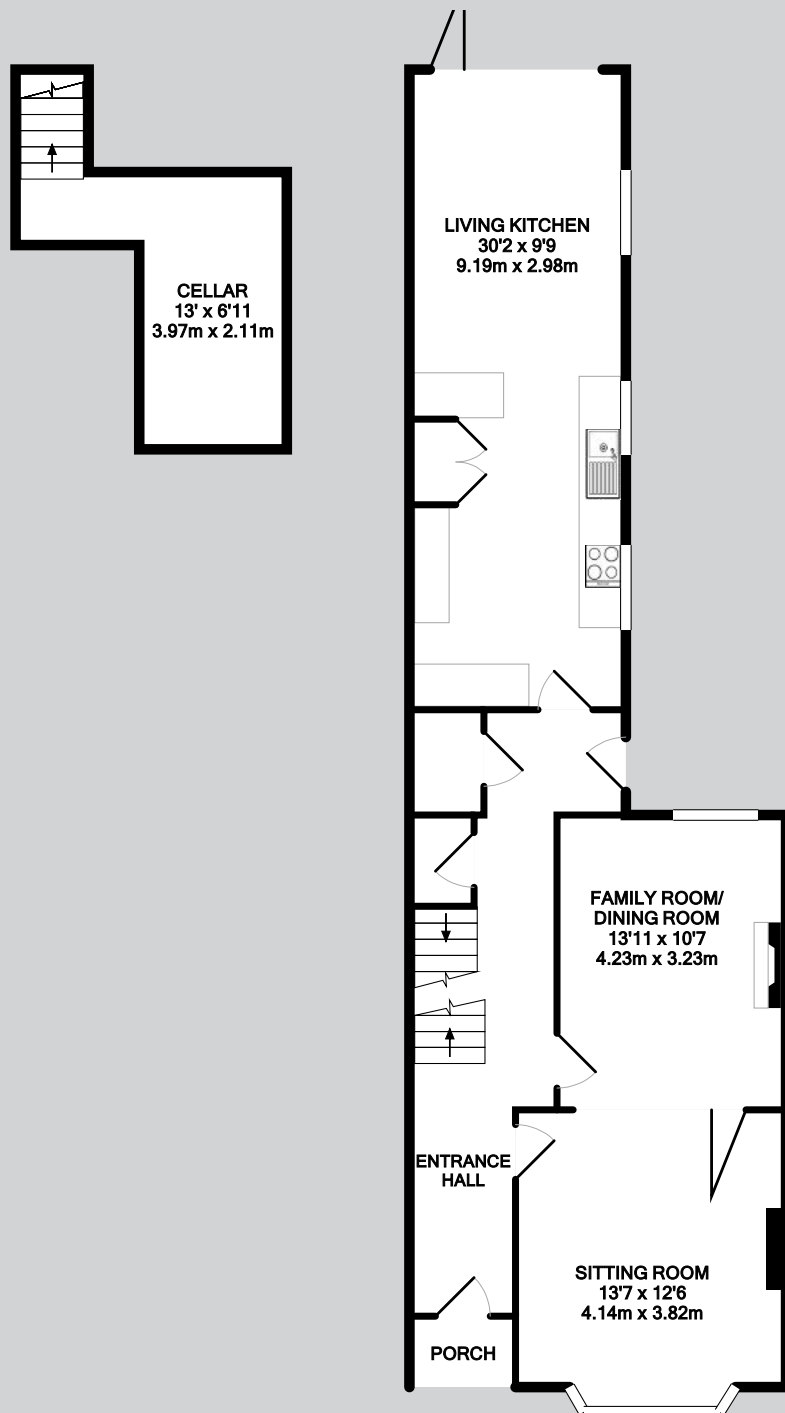
To the front of the property is a walled garden with slate chippings and a brick pathway leading to the front door. Gated side access leads to a walled rear garden, mainly laid to lawn with a patio entertaining area, side pathway leading to the side gate and mature borders.

#### DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction crossing over the Victoria park roundabout, taking a right hand turn into Clarendon Park Road and eventually taking a right hand turn into West Avenue where the property can be located on the right hand side.







8 West Avenue, Clarendon Park, Leicester LE2 1TR

Total Approximate Gross Internal Floor Area = 1593 SQ FT / 148 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.





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#### Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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