



12 Brookside Avenue
Kenilworth, CV8 1ET

£495,000

- Three Bedroom Swiss Style Chalet House
- Porch And Large Hall
- Living/Dining room
- Fitted Kitchen





THE PROPERTY

A three bedroom swiss style chalet house located within close walking distance of Kenilworth town centre and next to the beautiful Abbey Fields. The property has open westerly facing rear views across English Heritage Castle Farm grounds. The flexible accommodation, with the benefit of gas fired central heating and double glazing has; enclosed porch, large reception hall, study/occ bedroom, large living/dining room, fitted kitchen. To the first floor there are two double bedrooms with occasional bedroom three and large bathroom. There is an integral garage, driveway parking and an attractive rear garden backing onto open fields.

APPROACH

Over a block paved driveway to a

PORCH

Fully enclosed porch with quarry tiled floor, sliding double glazed patio doors, internal double glazed opaque door with matching inset into the

SPACIOUS HALL

With original wood flooring, radiator and cover, ceiling light, stairs rising to the first floor with useful understairs storage area, coat hooks and wall mounted dark wood storage unit, door to the

CLOAKROOM

With a low level w.c, wall mounted wash hand basin with ceramic tiling to splash back, frosted double glazed window to side, ceiling light, radiator, black ceramic tiling to floor.

STUDY/OCC BEDROOM

7' 1" x 9' 4" (2.17m x 2.86m) With a double glazed window to front, ceiling light, radiator.

FITTED KITCHEN

11' 11" x 9' 2" (3.64m x 2.80m) Comprehensively fitted with a range of light oak fronted base and wall units with brushed steel handles and marble effect rounded edge work surfaces with single under counter Zanussi electric fan assisted oven with five ring stainless steel gas hob and a stainless steel illuminated extractor hood, single drainer stainless steel sink with chrome mixer, space and plumbing for washing machine and dishwasher, space for large upright fridge freezer, ceramic tiling to splash back, ceiling light, wall mounted Ideal Logic condensing boiler servicing the hot water and central heating, double glazed window and door to side, ceramic tiling to floor, ceiling light.

LOUNGE/DINING ROOM

12' 6" x 26' 1" (3.81m x 7.96m) With glazed door and panelling off the hall with step down to the living area with two wall light points, ceiling light, radiator and cover, t.v point, large double glazed window and door overlooking the attractive rear garden with the English Heritage owned Castle Farm grounds to rear, opening to the

DINING AREA

With double glazed window to rear, ceiling light, radiator and cover.

FIRST FLOOR LANDING

With ceiling light and steps to two bedrooms and door to

DOUBLE BEDROOM ONE

18' 3" x 11' 5" (5.58m x 3.49m) With large double glazed feature bow window to front, radiator, ceiling light, range of quality built in wardrobes with brushed steel handles offering excellent storage and hanging with shelving, matching two drawer unit.

DOUBLE BEDROOM TWO

9' 3" x 13' 1" (2.82m x 4.01m) With ceiling light, access to remaining roof space, radiator, large double glazed window with views over fields to rear.

OCCASIONAL BEDROOM THREE

21' 9" x 5' 9" (6.64m x 1.76m) With eaves restriction, velux window to side, built in eaves wardrobe with hanging and shelf, matching three drawer unit, radiator, ceiling light.

BATHROOM

8' 11" x 5' 10" (2.74m x 1.80m) With a three piece white suite with a low level w.c, pedestal wash hand basin, panelled bath with mains fed shower over bath with shower screen, radiator, black ceramic tiling to floor and contrasting white wall tiles, opaque double glazed window to rear, extractor fan.

GARAGE

18' 9" x 7' 9" (5.72m x 2.38m) Integral garage with twin timber and opaque glazed doors to front and connecting door to hallway, with shelf, wall mounted electric isolation unit and electric meter and gas meter, built in full height storage cupboard, power and light connected (this could be incorporated into the living space subject to building regulations).

REAR GARDEN

A good size rear garden enclosed by perimeter fencing and hedging, predominantly laid to lawn with nature area to rear, side gated access to both sides of the property, the garden benefits from a pleasant westerly facing rear aspect.

FRONT

To the front of the property is a block paved driveway with ample parking for three cars.

FIXTURES AND FITTINGS

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

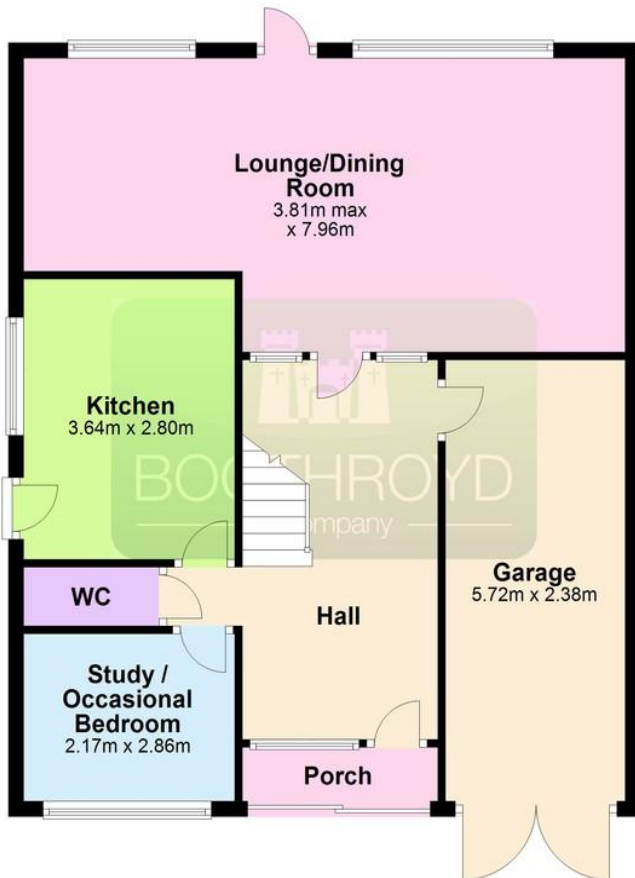






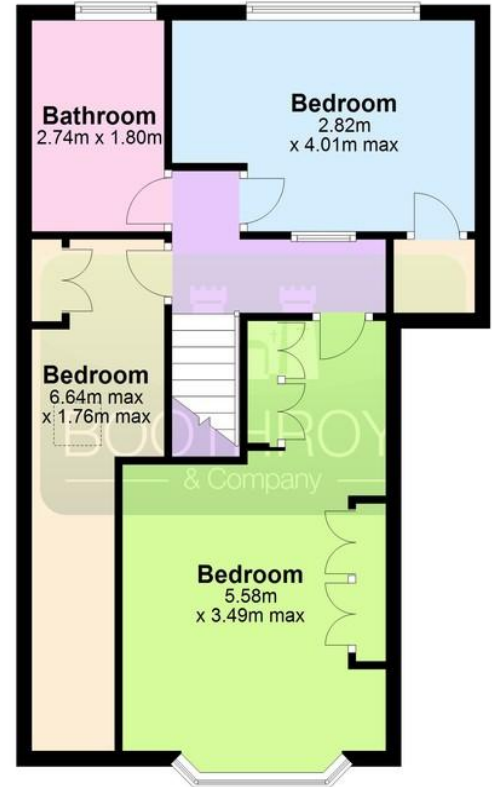
Ground Floor

Approx. 76.9 sq. metres



First Floor

Approx. 49.4 sq. metres



Total area: approx. 126.3 sq. metres

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements