



Chestnut Avenue, Kenilworth

Offers In The Region Of £385,000

- Extended Linked Three Bedroom Semi Detached House
- Extended Breakfast/Dining Kitchen
- Three Good Bedrooms
- Warwick District Council Tax Band B
- Well Sized Garden
- Entrance Hall & Living Room
- Energy Rating
- Refitted Bathroom
- Garden Room/ Office Space
- St. Johns Primary School Catchment Area

Chestnut Avenue, Kenilworth, CV8 1GD

This delightful extended three-bedroom semi-detached house combines character with modern living, making it an ideal family home. Built in the late 1940s, it features a spacious reception room and three well-proportioned bedrooms. The exterior includes a charming garden, perfect for outdoor activities.

The property is conveniently located near local amenities, including shops, schools, and parks, all within easy reach and close to St. John's Primary School.

In summary, this semi-detached house on Chestnut Avenue offers an excellent opportunity for those seeking a comfortable and inviting family home in a desirable location. With its blend of character, space, and convenience, it is sure to appeal to a wide range of buyers.



Council Tax Band: B



Approach

Over a block paved driveway to the composite and double glazed front front door that leads into the

Entrance Hall

A radiator is present, along with wood laminate flooring. Stairs ascend to the first-floor landing, which has doors leading to additional areas.

Living Room

Featuring a front window, ceiling light, and a brick fireplace with a tiled hearth, this room also includes a vertical radiator, wood laminate flooring, and a door leading to a useful understairs storage cupboard housing the gas and electric meter along with the electric isolation unit.

Extended Dining kitchen

Comprehensively refitted and extended with a range of matching grey base and wall units with 20mm quartz work surfaces with matching up-stands and window cill, Belfast sink with central mixer tap, integrated dishwasher, vertical radiator, space for large upright fridge freezer, LED downlighters, wall mounted tv point, porcelain tiles to floor, double glazed window and French doors overlooking the attractive rear garden, chef master range style cooker with illuminated extractor hood over, cupboard concealing the Ariston combination boiler servicing the hot water and central heating, space for large breakfast or dining table.

First floor landing

With access to insulated roof space door to

Double Bedroom One

With a window to the front, there is a radiator, a ceiling light, and a built-in walk-in wardrobe featuring a double-glazed window to the front, a radiator, and a hanging rail.

Double Bedroom Two

The room features a window to the rear, a radiator, and a ceiling light.

Bedroom Three

The room features a window at the rear, a radiator, and a ceiling light.

Family Bathroom

The bathroom features a refurbished three-piece white suite, which includes a low-level enclosed W.C., a vanity wash hand basin with a cupboard underneath, and a paneled bath with a mains-fed shower equipped with a chrome mixer. The walls are paneled, and there is ceramic tiling in the splashback areas. An opaque window is located at the rear, along with a heated towel rail and LED downlighters. The floor is finished with porcelain tiles.

Rear garden

This spacious rear garden is fully enclosed by perimeter fencing and is primarily laid to lawn. A pathway leads to a rear patio and an impressive timber-clad bar or games room, which could also serve as a home office, as it has power and lighting connected. There is a useful side store adjoining the garden. Additionally, the garden features mains-powered lighting along the side pathway, an outdoor tap, and side gated access to the front of the property.

Tenure

The property is freehold.

Services

All mains services are connected;
Mobile coverage

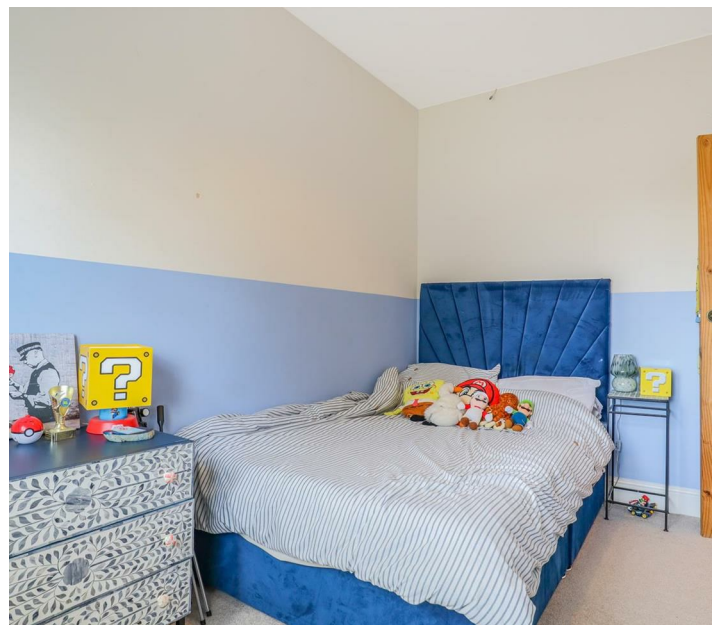
EE
Vodafone
Three
O2
Broadband

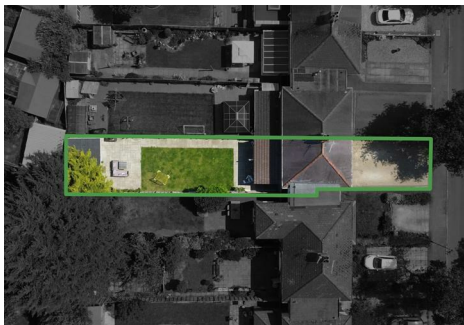
Basic
18 Mbps
Superfast
104 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures & Fittings

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







Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

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



LOCATION
Chestnut Avenue

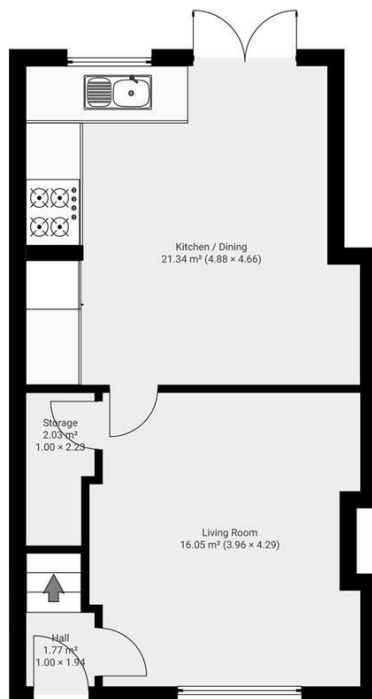
DETAILS
Total area: 97.27 m²
1047 sq.ft



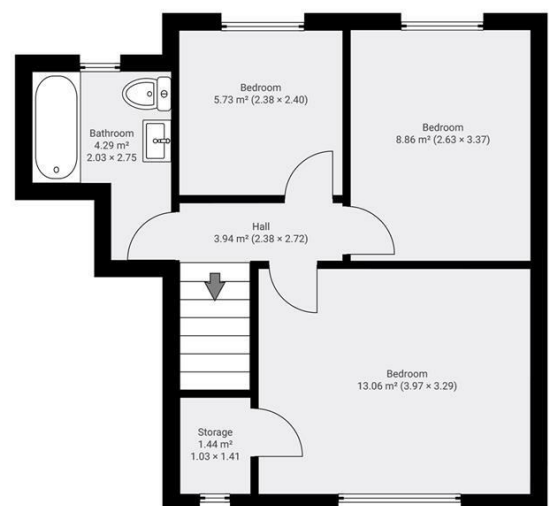
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▼ Ground Floor TOTAL AREA: 41.16 m²



▼ 1st Floor TOTAL AREA: 37.30 m²



► External TOTAL AREA: 18.81 m²

