



## 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 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 sill, 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 m<sup>2</sup>  
1047 sq.ft

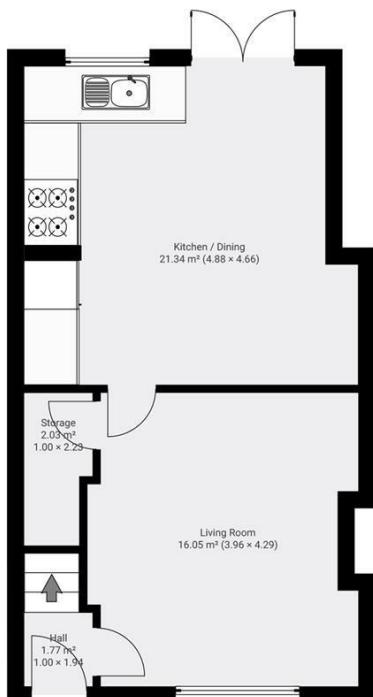


The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatium.

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1:84

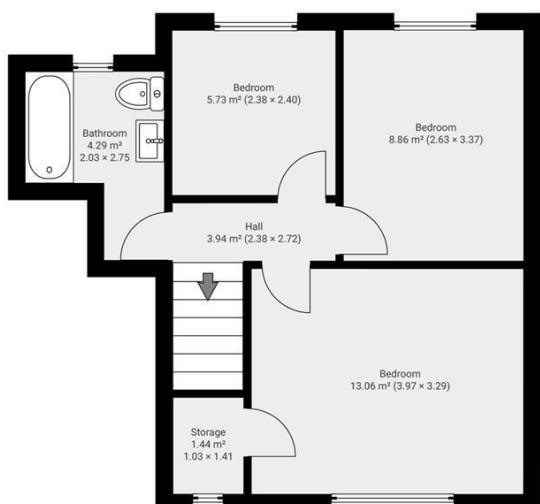
### ▼ Ground Floor

TOTAL AREA: 41.16 m<sup>2</sup>



### ▼ 1st Floor

TOTAL AREA: 37.30 m<sup>2</sup>



### ► External

TOTAL AREA: 18.81 m<sup>2</sup>

