



Waverley Road Kenilworth

Atkinson
Stilgoe

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Approach

Block paved driveway providing off road parking. Attractive front storm porch. Front entrance door leading to;

Entrance Hall

A grand entrance hallway with stairs leading to both basement and first floor. Radiator, solid wood flooring and doors to;

Lounge

15' into bay x 12'9 max

Light and airy lounge with double glazed bay window to the front elevation, feature fireplace with open fire, original picture rails and covings, wooden floor, radiator and television point.

Dining Room

10'8 x 12'8

With views of the cottage garden and having the original picture rails this dining room makes for a great family separate living space with wooden flooring and double glazed French doors that open out onto the rear garden.

Kitchen/Diner/Sun room

35'5' max x 10'2 max

An extended Kitchen/breakfast, leading through to an orangery. Double glazed sash window to the side elevation and double glazed french doors to the rear garden. The recently refitted kitchen features a range of matching wall and base units with work surfaces over, two Belfast sinks with drainer units incorporated into the work surfaces. A

gas Rangemaster with hot plate and gas hob with cooker hood over, space for washing machine, dishwasher, fridge and separate freezer. The orangery is double glazed throughout and blinds fitted to all windows. Three radiators, tiled flooring and telephone point.

Shower Room

Shower room consists of WC, wash hand basin, radiator, corner shower cubicle and double glazed sash window to the side elevation.

Cellar

12'9 x 15'7

Stairs leading down from the kitchen into a cellar currently being used as a home gym with additional storage space.

Landing

Stairs leading from ground floor to mezzanine landing with handmade doors leading to all bedrooms. Loft access and glass window in ceiling allowing in natural light.

Bedroom One

15' into bay x 10'9

Double glazed sash window to the front elevation, having the original picture rails and covings, feature fireplace, radiator and adjoining door leading to the fourth bedroom.





Bedroom Two

10'8 x 12'9

Double glazed sash window to the rear elevation, wooden floor and radiator.

Bedroom Three

11'10 x 10'3

Double glazed sash window to the rear elevation, wooden flooring and radiator.

Bedroom Four

5'7 x 9

Currently being used as an office with double glazed sash window to the front elevation and radiator.

Bathroom

Double glazed sash window to the side elevation. Roll top bath with mixer taps over, wash hand basin, and a high level W/C and half panelled walls.

Outside - Rear Garden

Stone patio seating area overlooking the picturesque garden mostly laid to lawn beyond with flower bed and shrub borders. Vehicle access to the rear with parking. Large double gates provide potential for additional parking or the construction of a garage or carport.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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This is a gorgeous home, full of character and charm. A unique property that Atkinson Stilgoe are delighted to have the opportunity to offer you. Located within easy reach of the property is Waitrose, some fantastic bars and restaurants and just a short walk away is Kenilworth Train Station.

Price

£615,000

Tenure: Freehold

EPC Rating: D

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To view this property please contact us on

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