



JULIE PHILPOT  
RESIDENTIAL



## 20 Berkeley Road | Kenilworth | CV8 1AP

£535,000

A well planned detached house in this very sought after residential location just off Malthouse Lane on the Castle side of Kenilworth within an easy walk to the Castle, old 'High Street' and Abbey Fields. Properties in this location are very sought after therefore early viewing is highly recommended. The property provides three double bedrooms, an 'L' shaped Lounge/Diner, modern fitted kitchen and ground floor cloakroom. The rear garden is secluded with a high degree of privacy whilst to the front is driveway parking and the garage.

- Three Double Bedrooms
- Garage and Driveway Parking
- Great Location
- Viewing Essential





## Property Description

### DOOR TO

### ENTRANCE HALL

With radiator, central heating programmer and built in under stairs storage cupboard.

### CLOAKROOM

With concealed cistern w.c., wall mounted wash basin, radiator and complementary tiling.

### 'L' SHAPED LOUNGE/DINER

19' 12" x 18' 3" (6.1m x 5.56m) Max

An attractive living room with dual aspects, patio door to rear garden, tv aerial connection and two radiators.

### MODERN KITCHEN

12' 7" x 9' 4" (3.84m x 2.84m)

Having a range of white cupboard and drawer units with matching wall cupboards and complementary worksurfaces. Integrated dishwasher, washing machine, tall fridge/freezer, four ring hob and electric over with extractor hood over. Breakfast bar and side entrance door. Rear garden views

### STAIRCASE TO FIRST FLOOR LANDING

With smoke detector, good size built in storage cupboard and access to roof storage space.

### LARGE DOUBLE BEDROOM ONE

17' 5" x 11' 3" (5.31m x 3.43m)

Having dual aspects, two radiators and built in wardrobes.

### DOUBLE BEDROOM TWO

10' 2" x 9' 2" (3.1m x 2.79m)

A second good size double room with radiator, pleasant view to front, built in storage cupboard and built in wardrobes.

### DOUBLE BEDROOM THREE

9' 0" x 7' 9" (2.74m x 2.36m)

A third double bedroom with radiator and rear garden view.

## BATHROOM

Having panelled bath with Triton electric shower over, pedestal wash basin and w.c. Complementary tiling.

## OUTSIDE

## SINGLE GARAGE

Having up and over door, light and power.

## DRIVEWAY PARKING

There is a driveway providing parking to the front of the property.

## GARDENS

The property is in a mature, secluded setting set back from the road. To the front are many mature shrubbery borders along with the driveway parking. A gate and path at the side leads to the rear garden which again is mature, well stocked and enjoys a high degree of privacy. In the rear garden is an area of lawn, seating areas and many mature shrubs along with original feature sandstone walling.



# Tenure

Freehold

# Council Tax Band

E

# Viewing Arrangements

Strictly by appointment

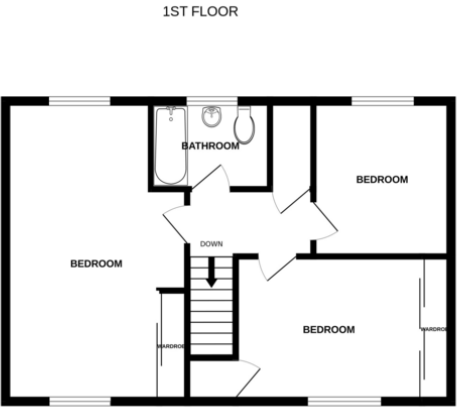
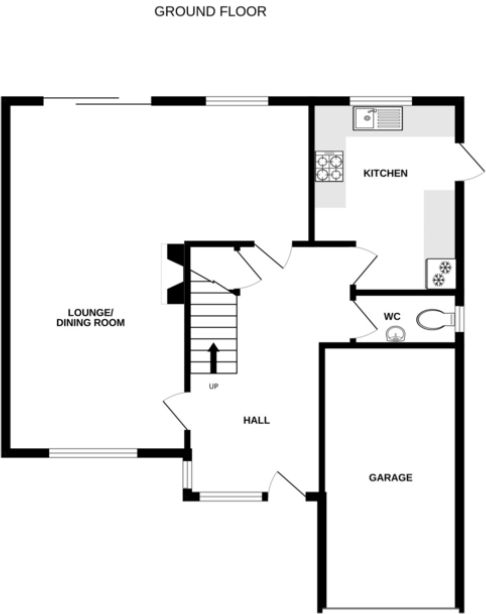
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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