



JULIE PHILPOT  
RESIDENTIAL



## 49 Elmdene Road | Kenilworth | CV8 2BW

£559,950

An immaculate, recently improved, fully modernised and extended semi-detached property which must be viewed to be fully appreciated. The large property has four generous bedrooms, newly fitted shower room and en-suite along with a super open plan kitchen/diner/family room providing plenty of space for cooking, entertaining and socialising with bi-fold doors that provide direct access to the larger than average rear garden, which is sunny and has a southwest aspect. This is a special family home in a sought-after residential location with a park to the rear, shops, Thoms school, train station and town centre all being within a few minutes walk.

- Spacious & Extended Family Home
- Four Good Size Bedrooms
- Bathroom & En-Suite
- Larger Than Average Garden
- Viewing Essential





## PROPERTY DESCRIPTION

This is a great opportunity to purchase a superb home having been greatly improved by the present sellers to include a recent loft conversion, which is the master bedroom with an en-suite and 'Juliet' balcony with splendid views. This conversion was completed in 2021 when they also then replaced the gas combination boiler, installed hard wired smoke alarms and refitted the family bathroom. Previously the sellers had also remodelled and refitted the large open plan kitchen/diner and replaced all internal doors with oak doors. The hallway and kitchen also have engineered oak flooring and to the outside is an EV Charging point.

## DOOR TO

### ENTRANCE HALL

With radiator, telephone and broadband connection point, smoke detector and understairs storage space.

### CLOAKROOM

Having wall mounted Porcelanosa sink, w.c. and radiator. Complementary tiling.

### OPEN PLAN KITCHEN/DINER/FAMILY ROOM

23' 0" x 17' 6" (7.01m x 5.33m)

A superb open plan kitchen/diner/family room with bi-fold doors providing direct access to the large rear garden. The kitchen includes an extensive range of matching cupboard, drawer and wall units,

also housing a tall larder style fridge and separate freezer. Large central island unit having space and plumbing for a washing machine, integrated dishwasher, one and a half bowl sink unit, cupboard and drawer units with the island extending to form a breakfast bar. Pull out larder unit and tall storage cupboard. Integrated Neff double oven, Bosch four ring induction hob with glass splashback and stainless steel extractor hood over. Deep pan drawers, including pull out cutlery drawer. Double doors provide access to a generous sized utility storage cupboard having space for tumble dryer plus additional storage space. Two tall wall mounted modern radiators. Two Velux windows and plenty of space for dining table and chairs plus lounge seating. Wall mounted tv bracket.

### LOUNGE

18' 0" x 11' 8" (5.49m x 3.56m)

With two wall light points, feature fireplace, radiator, telephone and broadband points.

### FIRST FLOOR LANDING

With built in storage cupboard and fitted shelving.

### REFITTED BATHROOM

6' 7" x 6' 7" (2.01m x 2.01m)

A recently refitted shower room (2021) having a large walk-in shower with glazed screen and Aqualisa shower. Vanity wash basin, heated towel rail, w.c and extractor fan. Fully tiled walls in complementary ceramics.

### BEDROOM TWO

12' 8" x 11' 1" (3.86m x 3.38m)

A lovely double room located to the front of the property. Radiator.

### BEDROOM THREE

11' 1" x 12' 2" (3.38m x 3.71m)

A good size double bedrooms with rear garden views and radiator.

### BEDROOM FOUR

10' 6" x 9' 0" (3.2m x 2.74m)

A generous single room with bay window and wall light point.

### STAIRCASE TO SECOND FLOOR LANDING

Having a large walk in, easily accessible storage room.

### MASTER BEDROOM

17' 4" x 10' 8" (5.28m x 3.25m)

A recently converted loft master bedroom, completed in 2021. This room has the added benefit of a delightful 'Juliet' balcony providing lovely views and having French double doors. Two Velux windows, two radiators and access to under eaves storage space.







### EN-SUITE

With high quality Porcelanosa fittings, underfloor heating, Grohe shower fitting, circular vanity sink unit, w.c., and heated towel rail. Built in storage cupboard providing excellent storage space and housing the Worcester boiler.

### OUTSIDE

### SINGLE GARAGE

Having up and over door, light, power and eaves storage.

### DRIVEWAY PARKING

There is a long driveway to the side of the property providing ample vehicle parking. EV CHARGING POINT.

### GARDENS

The front garden has an area of lawn with shrubbery border and dwarf brick retaining wall. The rear garden is a great feature to the property being very sunny and having a southwest facing aspect as well as being larger than average. There is a large patio area, perfect for outdoor dining, an area of lawn with timber fencing forming the boundaries.





# Tenure

Freehold

# Council Tax Band

E

# Viewing Arrangements

Strictly by appointment

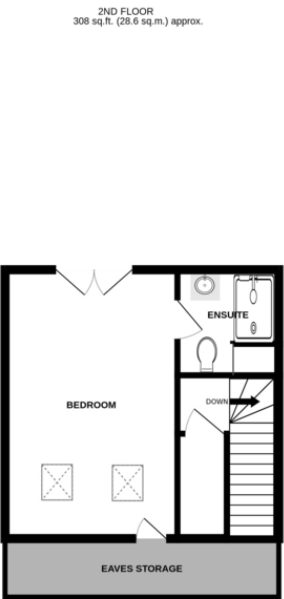
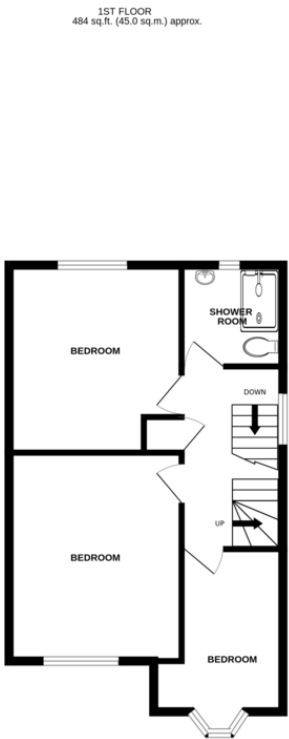
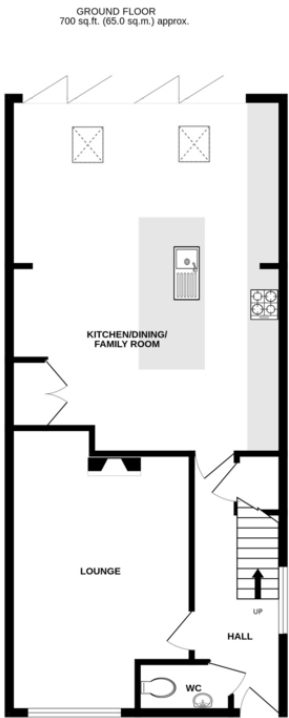
# Contact Details

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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

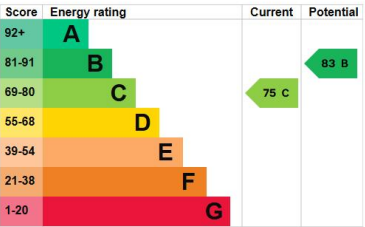


TOTAL FLOOR AREA : 1492 sq.ft. (138.6 sq.m.) approx.  
Made with Metropix 6/2025

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60