



HR ESTATE AGENTS

3 Bedrooms

Bungalow - Detached

£599,995

Located in

Kenilworth





16 Eden Croft

Kenilworth | CV8 2BG



James Whalley is thrilled to showcase this beautifully extended dormer bungalow, perfectly situated in the highly sought-after Kenilworth area.

This exceptional property effortlessly combines charm, comfort, and modern living. The ground floor boasts a cosy lounge complete with a characterful log burner, a generously sized dining area, and a bright and airy snug with high ceilings that flood the space with natural light. The spacious master bedroom enjoys direct access to the rear garden, while the sleek, newly refitted bathroom and stylish kitchen, complemented by a practical utility area, add a touch of contemporary elegance to the home.

The first floor offers two well-appointed bedrooms, including one with a modern en-suite.

Located just 1.6 miles from Kenilworth School and within easy reach of local amenities, this home is perfectly positioned for families and professionals alike. Don't miss the opportunity to make this stunning property your own!

16 Eden Croft

£599,995 Freehold



- DETACHED DORMA BUNGALOW
- PARKING FOR MANY CARS
- MODERN INTERIOR
- UTILITY
- 1.6 MILES FROM KENILWORTH SCHOOL
- 3 BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- HIGH CEILINGS ON GROUND FLOOR



Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	57
(39-54)	E	67
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Number Three Siskin Drive
Coventry
CV3 4FJ



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