



**Handsome four bed detached family home**

**15 Amherst Road  
Kenilworth  
CV8 1AG**

  
**MARGETTS**  
ESTABLISHED 1806

**Price Guide £695,000**

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PLEASE SEE OUR VIDEO TOUR. PROCEDABLE VIEWERS ONLY. Delightful three/four\* (\*off bedroom 3) bedroom, mature, detached, family home set in beautiful landscaped gardens and set behind the central green is offered for sale with no upward chain and is well worth a personal visit.

Front door opens into a large reception porch.

Further front door leads into the

#### RECEPTION HALL

with under stairs storage cupboard, radiator and further range of cloaks cupboard.

#### OPEN PLAN LOUNGE

19'7" x 11'11"

This attractive, full length room is light and airy offering a dual aspect with double glazed windows to the front and door to the rear with matching side windows, fire place with surround, radiator, coved ceiling, wall lights and arch to

#### DINING ROOM

9'4" x 7'8"

with radiator, double glazed window, wall lights and serving hatch to kitchen.

#### BREAKFAST KITCHEN

10'11" max' reducing to 8'0" x 9'3" max'

with double drainer, stainless steel sink unit, range of base units and eye level wall cupboards, and double glazed window.

Door to porch and further door leading to the garden.

#### CLOAKROOM

with low level WC and wash hand basin.

Staircase proceeds from the reception hall to the galleried landing with leaded light, double glazed window to the front.

#### MASTER BEDROOM - REAR

15'1" x 10'9"

with double glazed window affording attractive views across the garden, radiator, coved ceiling and wall and ceiling light.

#### BEDROOM TWO - FRONT

11'11" x 10'6"

with double glazed window to the front, coved ceiling, ceiling light and radiator.

#### BEDROOM THREE - REAR

10'9" x 9'1"

with double glazed window to the rear, radiator, coved ceiling, ceiling light and door through to the

#### DRESSING ROOM/BEDROOM FOUR

8'11" x 7'1"

with double glazed window to the side, radiator, coved ceiling and ceiling light.



#### **NEWLY REFURBISHED SHOWER ROOM**

has a double walk-in shower cubicle with adjustable shower, low-level WC, wash hand basin with mixer tap and drawers beneath, all walls are fully tiled, obscured leaded light double glazed front window, electric wall heater and access to the roof space. Off the bathroom is a linen cupboard with slatted wood shelving.

#### **OUTSIDE - PARKING**

To the front of the property there is a driveway providing parking with a shaped lawn, garden to the side having perimeter borders stocked with shrubs and an established tree.



#### **OVERSIZED LARGE SINGLE GARAGE**

25'7" x 9'1" max  
with electric, power and personal door to the side of the property, wall mounted Worcester gas central heating boiler.



### REAR GARDEN

The rear garden is a sight to behold! Substantially larger than the average garden, this beautiful garden enjoys shaped lawns with paved patio areas and perimeter borders stocked with shrubs and plants. The garden enjoys a good degree of privacy with paths and gates at the rear and also benefits from brick built garden stores and a timber summer house.

### GENERAL INFORMATION

The property is freehold and all mains services are connected.



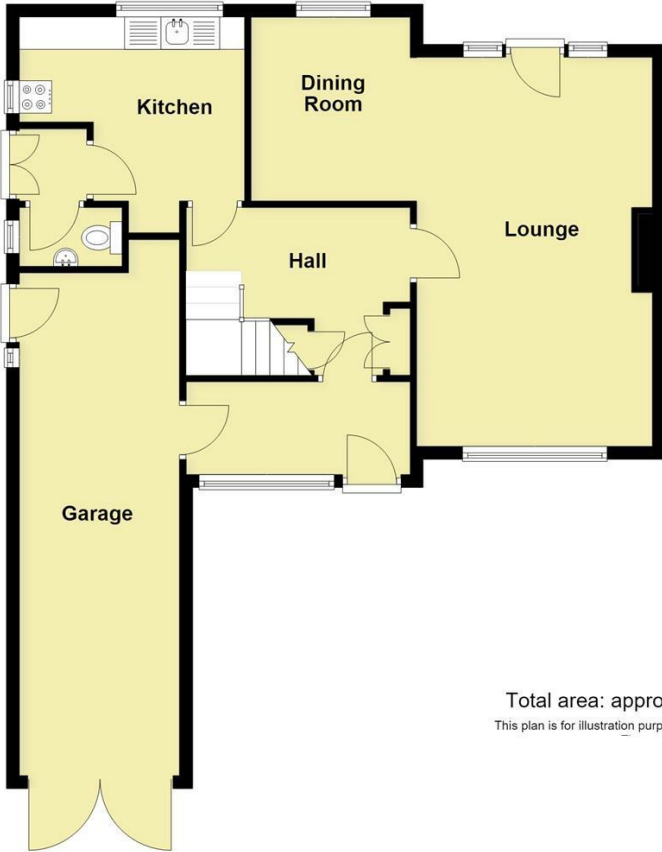


**15 Amherst Road, Kenilworth, CV8 1AG**



### Ground Floor

Approx. 76.2 sq. metres (820.4 sq. feet)



### First Floor

Approx. 58.0 sq. metres (624.0 sq. feet)



Total area: approx. 134.2 sq. metres (1444.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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