



JULIE PHILPOT
RESIDENTIAL



40 Amherst Road | |Kenilworth | CV8 1AH

A traditional detached family home on the sought after 'Castle' side of town which is immediately available with 'No Chain' involved. There are three good size first floor bedroom, the master with an en-suite and two having built in wardrobes. On the ground floor is a larger than average extended hallway, a study which can be a fourth bedroom, a spacious 'L' shaped lounge/diner, a cloakroom and a recently modernised kitchen with integrated AEG appliances. The rear garden is sunny and easily maintained whilst to the front is ample driveway parking.

£625,000

- Viewing Essential
- Castle Side Location
- No Chain Involved
- Master With En-Suite



Property Description

LARGE ENTRANCE HALL

Having been extended from the original design to now provide a spacious and welcoming entrance hall to the home. Radiator and understairs storage cupboard.

CLOAKROOM

A modern cloakroom with w.c., vanity basin, towel rail, extractor fan and complementary tiling.

STUDY/BEDROOM FOUR

9' 1" x 8' 4" (2.77m x 2.54m)
With radiator.

STORAGE ROOM

6' 8" x 8' 8" (2.03m x 2.64m)
Having been converted from the original garage and having a side entrance door, workbench and door into the hallway.

MODERN KITCHEN

12' 0" x 8' 8" (3.66m x 2.64m)
A modern kitchen with a range of integrated AEG appliances to include dishwasher, washing machine, fridge/freezer, oven and hob with glass splashback and extractor hood over. There is a range of cupboard and drawer units with corner carousel and matching wall cupboards. Rear garden views and side entrance door.

'L' SHAPED LOUNGE/DINER

22' 9" x 19' 1" (6.93m x 5.82m)
A light and airy room with pleasant aspect to the front and garden views to the rear. Feature fireplace with remote control fire, two radiators and patio doors lead to the rear garden.

FIRST FLOOR LANDING

With access to roof storage space. Built in storage cupboard having fitted shelving and housing Vaillant gas boiler.

MASTER BEDROOM

12' 1" x 9' 9" (3.68m x 2.97m)

With built in triple wardrobe, radiator and door to:

MODERN EN-SUITE SHOWER ROOM

Having a large walk in shower with glazed screen, vanity wash basin with drawer under, w.c., heated towel rail and complementary tiling.

BEDROOM TWO

11' 3" x 9' 2" (3.43m x 2.79m)

A second double bedroom with built in wardrobes and radiator.

BEDROOM THREE

8' 9" x 8' 1" (2.67m x 2.46m)

A generous third bedroom with rear garden views and radiator.

BATHROOM

A modern bathroom with panelled bath having a mixer tap/shower attachment over, vanity wash basin with cupboard under and w.c. Complementary tiling, shaver point and heated towel rail.

OUTSIDE

DRIVEWAY PARKING

There is ample driveway parking to the front of the property.

GARDENS

The front garden and attractive rear garden are easily maintained with the rear enjoying a sunny aspect and having a high degree of privacy. There is a patio and lawn to the rear along with mature shrubbery and hedging borders. A secure gate and path at the side leads to the front where there is a further area of lawn and borders.



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

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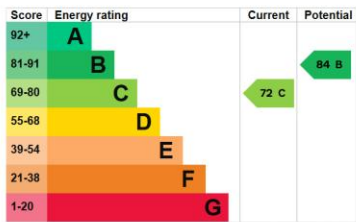
E: sales@juliephilpot.co.uk

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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.](#)

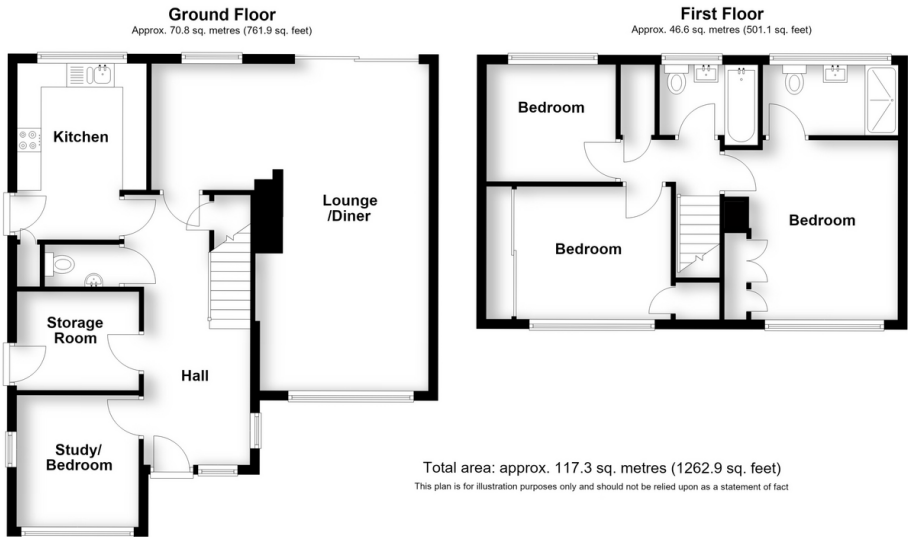


The graph shows this property's current and potential energy rating.

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



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