



Connells

Wathen Road
Leamington Spa



Property Description

Positioned on the ever-popular Wathen Road in Leamington Spa, this superbly extended four-bedroom semi-detached home offers exceptional space for modern family living.

Externally, the property offers off-road parking to the front, while the generous rear garden provides the perfect setting for outdoor entertaining and family enjoyment.

The welcoming entrance hallway benefits from a convenient downstairs W/C and stairs rising to the first floor, whilst leading through to a cosy front lounge featuring a charming box bay window. To the rear, the heart of the home is the stunning open-plan kitchen, dining and family area, beautifully designed for both everyday living and entertaining, benefiting from underfloor heating and doors opening onto the rear garden. A useful utility room is conveniently located off the kitchen.

Combining spacious accommodation, stylish presentation and a highly desirable location, this is a fantastic family home that must be viewed to be fully appreciated.

Location

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom benefiting from an en-suite shower room, alongside a contemporary family bathroom.

Wathen Road enjoys a sought-after position within Leamington Spa, close to a range of local amenities, well-regarded schools and the vibrant town centre with its excellent selection of shops, cafés and restaurants. The beautiful Jephson Gardens are also nearby. For commuters, Leamington Spa Station is approximately 1 mile away, while

the A46 and M40 (Junction 14) are within easy reach, offering excellent transport links across the Midlands and further afield.

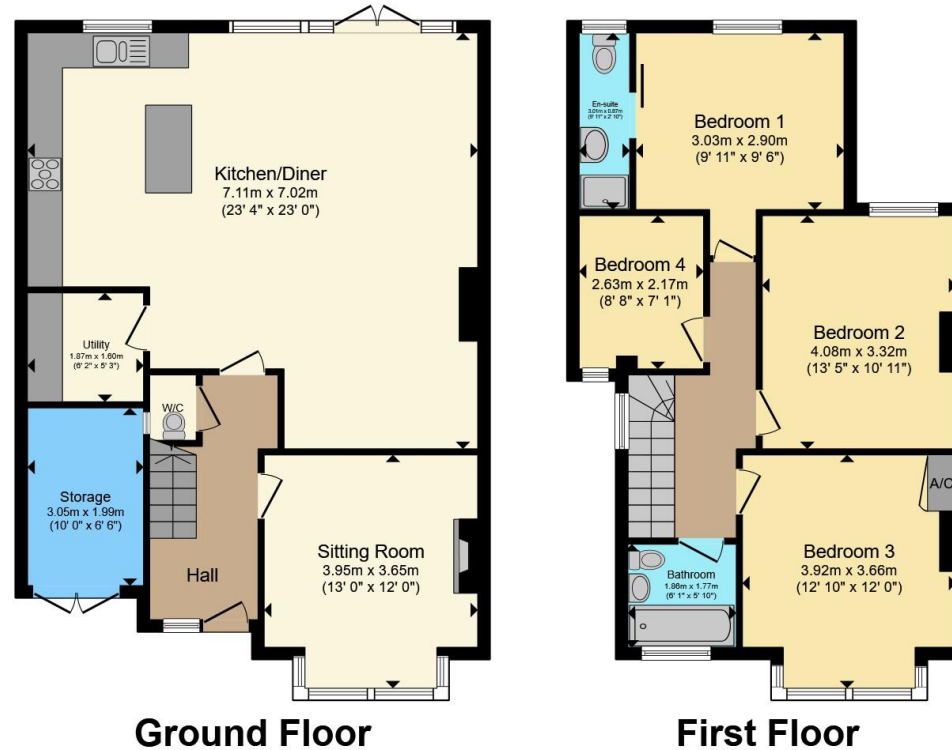
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 139.2 m² (1,498 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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7-8 Euston Place
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EPC Rating: Awaited
 Council Tax Band: D

Tenure: Freehold

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