



9 Telford Avenue  
Leamington Spa CV32 7HJ  
Offers In Excess Of £500,000

# 9 Telford Avenue

## Lillington

This immaculately presented semi detached property has been cleverly and beautifully transformed into an extended and modern yet characterful family home. Located in the ever popular bubble within north Leamington close to not only the town centre and major road networks but within walking distance to both Telford and North Leamington schools. The ground floor boasts a welcoming entrance hallway, WC, storage and spacious reception rooms including formal dining / home office, a large open plan reception living kitchen which L-shapes around the ground floor with living room offering charming wood burning stove, a well equipped kitchen with an array of integrated appliances and dining space all benefitting with bifold doors out to the gardens. The first floor landing, wide and open, gives way to three double bedrooms, access to a roof terrace and a fabulous presented spacious bathroom. Externally the property offers driveway and garage to the front, a beautiful mature rear garden and access at the foot to offer further parking.

### LOCATION

Telford Avenue is a tree-lined avenue with a favoured school catchment area in a desired location to the north-east of Leamington Spa. The property is positioned less than two miles from the town centre of Leamington Spa which offers a wide range of cafes, restaurants and retail outlets. Leamington railway station offers direct commuter links to both London and Birmingham and the A46 is less than three miles away which allows access to the heart of the Midland motorway network.

### GROUND FLOOR

#### Storm Porch

1.21m x 0.96m (3'11" x 3'1")  
A handy storm porch giving access to the main front door.

#### Entrance Hallway

4.48m x 1.89m (14'8" x 6'2")  
This spacious and welcoming entrance hallway with engineered timber flooring, wide stairs rising to the first floor with large storage cupboard beneath. Giving access to :-

#### WC / Cloakroom

1.13m x 0.91m (3'8" x 2'11")  
A handy ground floor WC with a modern white suite including wc and wash hand basin, tiled flooring and splash back areas.

#### Dining Room

4.16m x 3.35m (13'7" x 10'11")  
Immaculately presented and located to the front of the property, this spacious and charming room is currently used as a home office but could be a fabulous sized dining room or snug lounge with large bay window, picture rails and engineered timber flooring.

#### Open Plan Living / Dining / Kitchen

7.25m x 6.75m (23'9" x 22'1")  
This immaculate open reception has been extended to now boast a sociable entertaining space with a lovely flow. There is a fabulous fitted kitchen having an array of storage with complementary work surfaces, tiled splash backs and appliances including a double oven, gas hob and extractor, dishwasher, washing machine and tumble dryer. The flooring in this section has been tiled and flows through to the large dining section and in turn a charming living room having

the continued engineered flooring and wood burning stove. There are bifold which run the full width of the rear elevation allow a fantastic connection to the garden.

### FIRST FLOOR

#### Landing

2.74m x 2.67m (8'11" x 8'9")  
A wide and open landing with access to the loft space and doors leading to:-

#### Bedroom One

4.37m x 4.10m (14'4" x 13'5")  
A fabulous sized double bedroom with curved ceilings, picture rails and door leading out onto a private roof terrace.

#### Bedroom Two

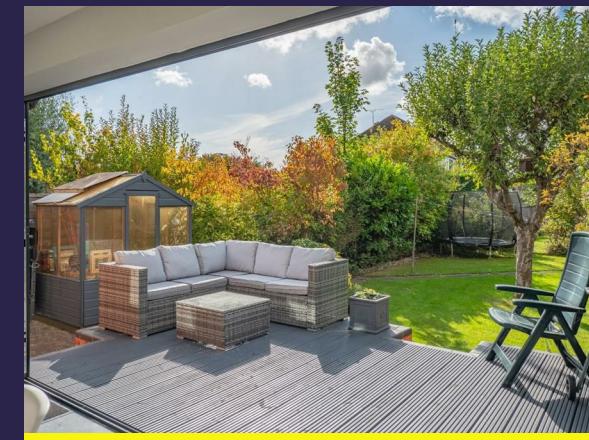
4.30m x 3.35m (14'1" x 10'11")  
A further great sized double bedroom with original picture rails and once again great decoration with neutral fashionable colours.

#### Bedroom Three

2.77m x 2.62m (9'1" x 8'7")  
A great sized third double bedroom located to the rear of the property.

### Features

Extended Semi Detached Property  
Popular position in North Leamington  
Lovely Presentation Throughout  
Three Reception Rooms  
Three Double Bedrooms  
Master having Roof Terrace  
Large Mature Gardens  
Driveway & Garage  
Rear Access with extra Parking  
No Onward Chain

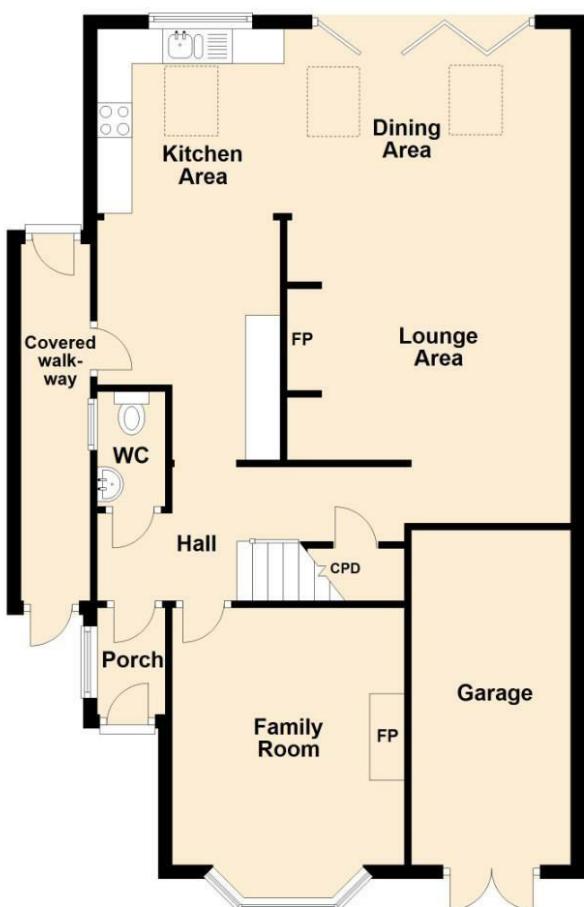




## Floorplan

### Ground Floor

Approx. 86.0 sq. metres (925.2 sq. feet)



Total area: approx. 133.8 sq. metres (1440.4 sq. feet)

### First Floor

Approx. 47.9 sq. metres (515.2 sq. feet)



## General Information

### Tenure

Freehold

### Fixtures & Fittings

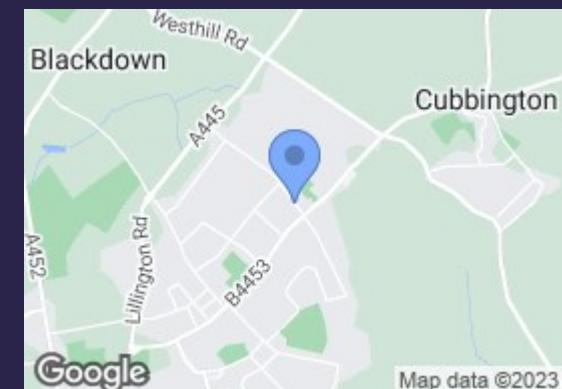
Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that all mains services are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band D - Warwick District Council



## Contact us

01926 888998

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## Visit us

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### Energy Efficiency Rating

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