

SBK
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TL
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SHELDON
BOSLEY
KNIGHT

SUNNINGDALE AVENUE

KENILWORTH

Well presented four bedroom detached family home

31 SUNNINGDALE AVENUE
KENILWORTH

Sheldon Bosley Knight are delighted
to bring to market a well presented
four bedroom detached family home.

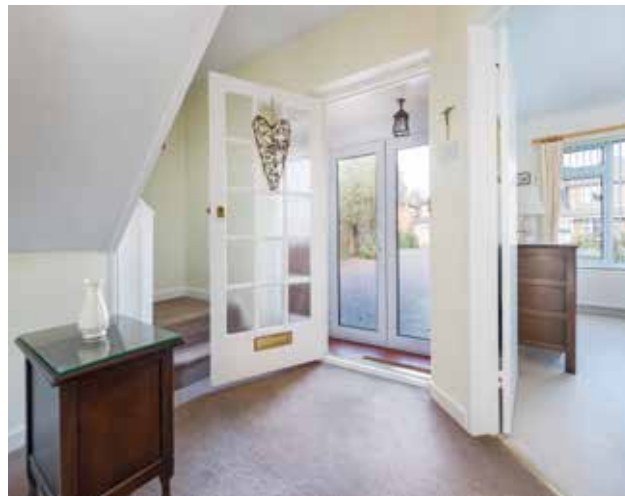




Situated in a highly sought after residential location

Situated in a highly sought after residential location, this property is ideal for school catchment areas and is within easy access for Kenilworth town centre, local amenities and public transport links. Offering an ideal opportunity for new owners to acquire a wonderful family home to tailor to their own desire.







Good sized South West facing garden

The property briefly comprises: Entrance hallway, two reception rooms, kitchen with separate utility, four double bedrooms and family bathroom. To the outside there is fore garden giving access to a tandem double garage, further off road parking and a good sized South West facing garden to the rear. A viewing is highly recommended to appreciate the accommodation on offer.



- Sought after residential location.
 - Detached family home.
 - Four bedrooms.
 - Two reception rooms.
 - Kitchen with separate utility room.
 - South West facing rear garden.
- Double tandem garage & off road parking.
 - School catchment areas.



Floorplan

Ground Floor

Approx. 87.4 sq. metres (941.1 sq. feet)



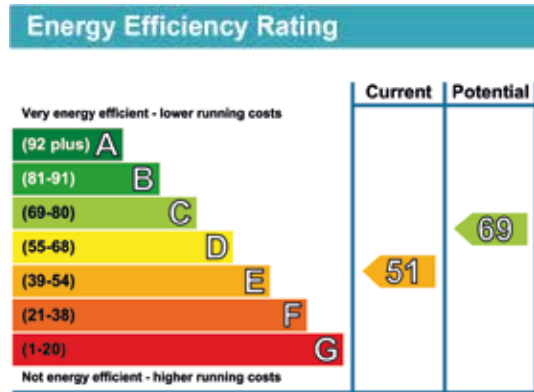
First Floor

Approx. 59.7 sq. metres (643.1 sq. feet)

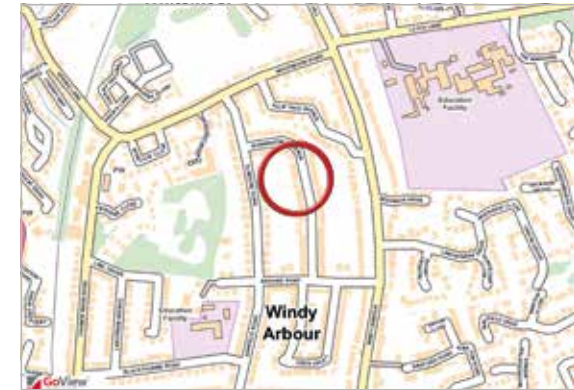


Total area approx:
147.2 sq. metres. (1,584.2 sq. feet).
Illustration only and not to scale.

EPC



Location



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LEAMINGTON SPA
29 Denby Buildings
Regent Grove
Leamington Spa
CV32 4NY
01926 430555

KENILWORTH
9 The Square
Kenilworth
Warwickshire
CV8 1EF
01926 857595

STRATFORD-UPON-AVON
Morgan House
58 Ely Street
Stratford-upon-Avon
Warwickshire, CV37 6LN
01789 292310

SHIPSTON-ON-STOUR
The Corner House
Market Place
Shipston-on-Stour
Warwickshire, CV36 4AG
01608 661666

EVESHAM
1-3 Merstow Green,
Evesham,
Worcestershire,
WR11 4BD
01386 444900

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Exceeding the Standard

SHELDONBOSLEYKNIGHT.CO.UK

