



# MATTHEW JAMES

Property Services



## 4 The Deer Leap, Kenilworth, CV8 2HQ

£390,000

THREE BEDROOMS... LARGE CORNER PLOT LOCATION WITH PRIVATE REAR GARDEN... OFF ROAD PARKING & A GARAGE... GROUND FLOOR WC... FAMILY ROOM... DETACHED... CONSERVATORY... GREAT LOCATION... Close to the Common in Kenilworth, this beautiful throughout property needs to be viewed to appreciate everything being offered for sale. Located on the outskirts of Kenilworth, this property would be perfect for those that commute as the A46 is literally five minutes away so perfect for Jaguar Land Rover employees that work at Whitley or Gaydon. Just a short walk or drive and your in Kenilworth Town Centre with an array of amenities. This property is also located on a larger than average corner plot overlooking (I think), some beautiful architecture (Please view for further details!) Also briefly comprising of off road block paved parking, single garage with up and over door, storm porch, entrance hallway, ground floor WC, living / dining room, newly re-fitted kitchen, family room, conservatory, three bedrooms and family bathroom. Does this sound like your perfect next home? Call us now to book your viewing!

## **Front Garden & Parking**

### **Storm Porch**

### **Entrance Hallway**

### **Living Room**

23' x 10'9 (7.01m x 3.28m)

### **Kitchen**

11'3 x 8'9 (3.43m x 2.67m)

### **Family Room**

11'8 x 9'9 (3.56m x 2.97m)

### **Conservatory**

10'6 x 11'7 (3.20m x 3.53m)

### **First Floor Landing**

### **Bedroom One**

11'9 x 10'0 (3.58m x 3.05m)

### **Bedroom Two**

10'7 x 7'2 (3.23m x 2.18m)

### **Bedroom Three**

8'4 x 7'0 (2.54m x 2.13m)

### **Family Bathroom**

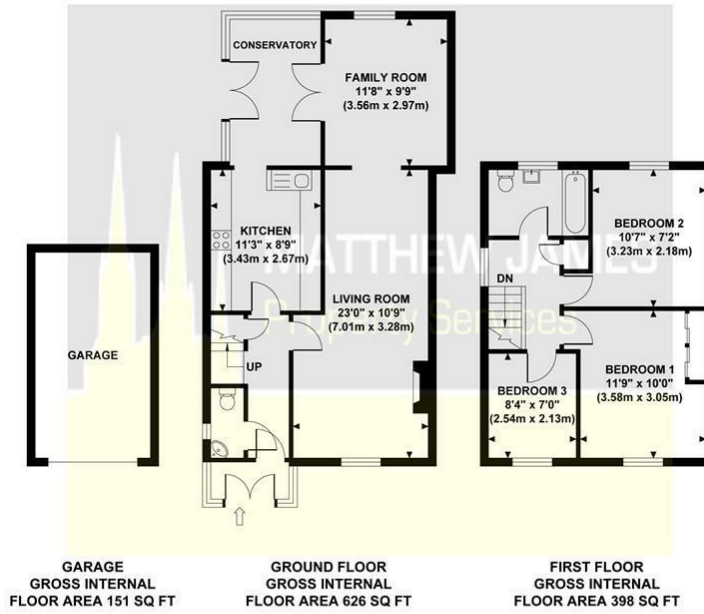
9'0 x 4'2 (2.74m x 1.27m)

### **Rear Garden**

# Floor Plan

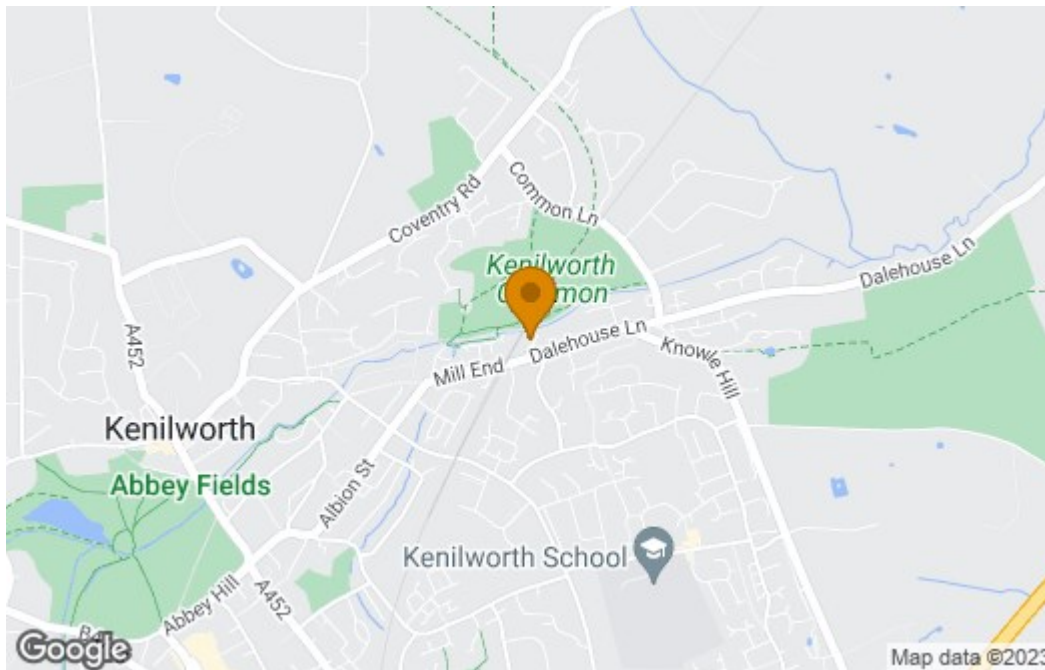
## THE DEER LEEP

Approximate Gross Internal Area 1175 sq ft / 109.16 sq m

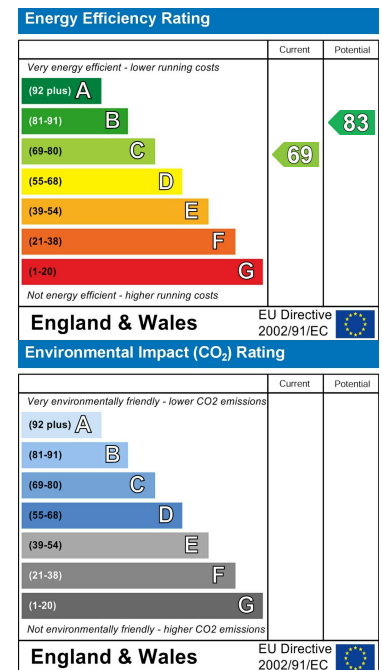


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter