





An outstanding opportunity to acquire a much improved and extended modern detached family residence, providing spacious well appointed four bedroomed accommodation, which features an impressively fitted kitchen, conservatory and exceptional standard of presentation within this highly regarded east Leamington Spa location.

[Cobden Avenue](#)

Located just off Chesterton Drive is a popular and established east Leamington Spa location. Conveniently sited approximately two miles from the town centre, close to an excellent range of local facilities and amenities including local shops, schools for all grades and a variety of recreational facilities. Since its original construction in the 1980's by well known local builders Messrs AC Lloyd this location has consistently proved to be very popular.

ehB Residential are pleased to offer 37 Cobden Avenue which is an excellent opportunity to acquire a much improved and extended detached family residence, providing gas centrally heated four bedroomed accommodation which has been continually improved by the present owners from new and is now presented to a quite exceptional standard throughout. The property features an impressively fitted kitchen, conservatory extension, two bathrooms and separate dining room of note.

The property is pleasantly situated on a corner plot with ample off road car parking. The agents consider internal inspection to be essential for the standard of presentation and level of appointment to be fully appreciated.

In detail the accommodation comprises:-

[Canopy Porch](#)

Leads to the...

[Entrance Hall](#)

With glazed panelled entrance door and side panel, oak flooring, staircase off with balustrade, two period style radiators.

[Refitted Kitchen](#)

11'7" x 8'6" (3.53m x 2.59m)
With an extensive range of attractive base cupboard and drawer units with granite work surfaces, and returns with tiled splashbacks over, matching range of high level cupboards, Bosch appliances throughout including five ring hob unit with extractor hood over, oven, microwave, dishwasher, fridge freezer, wine cooler and coffee making machine. Inset stainless steel one and a half bowl sink unit, Worcester gas fired central heating boiler and programmer.

[Lounge](#)

14'9" x 13'8" (4.50m x 4.17m)
With oak flooring, two contemporary style tubular radiators, TV point, exposed brick chimney breast feature and twin French doors to conservatory.

[Dining Room](#)

11'8" x 7'2" (3.56m x 2.18m)
With matching oak flooring, tubular style radiator, patio doors to rear garden.

[Conservatory \(accessed from the Lounge\)](#)

13'6" x 10'3" (4.11m x 3.12m)
Being upvc sealed unit double glazed on brick base with twin French doors to rear garden, laminate floor, two period style radiators, electric fan light.

[Utility Room \(accessed from the Dining Room\)](#)

11'3" x 7'4" (3.43m x 2.24m)
With base cupboard and drawer units, rolled edge work surfaces, single drainer stainless steel sink unit, appliance space, plumbing for automatic washing machine, matching high level cupboards, tiled floor, side door and access to the further store (originally forming part of the garage) with up-and-over door, electric light.

[Stairs and Landing](#)

With access to roof space and oak balustrade, replacement oak panelled doors off.

[Shower Room/WC](#)

8'6" max x 6' (2.59m max x 1.83m)
Being tiled with quadrant tiled shower cubicle with integrated shower unit, pedestal basin with mixer tap, low flush WC, heated towel rail, airing cupboard with lagged cylinder and immersion heater.

[Bedroom](#)

11'9" plus w/robes x 6" (3.58m plus w/robes x 1.83m)
With radiator, downlighters, wall of built-in wardrobes with hanging rail and shelves.



Bedroom

11'6" x 8'4" (3.51m x 2.54m)

With radiator.

Family Bathroom/WC

8'9" x 6' (2.67m x 1.83m)

Featuring jacuzzi panelled bath with shower attachment, vanity unit incorporating wash hand basin with mixer tap, low flush WC with concealed cistern, half tiled walls, heated towel rail.

Bedroom

7'3" x 8'6" (2.21m x 2.59m)

With radiator, double built-in wardrobe with hanging rail and shelf.

Bedroom

7'2" x 13'7" (2.18m x 4.14m)

With radiator, double built-in wardrobe with hanging rail and shelf.

Outside

The property occupies a pleasant corner position with block paved drive providing ample off road car parking for three cars, flanked by established flower borders with ornamental brick wall, pedestrian side access leads to the landscaped rear garden featuring central circular lawn, flanked by gravelled paths with decked patio area and raised established flower beds, bounded by close boarded fencing.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band D.

Location

CV31 1YF

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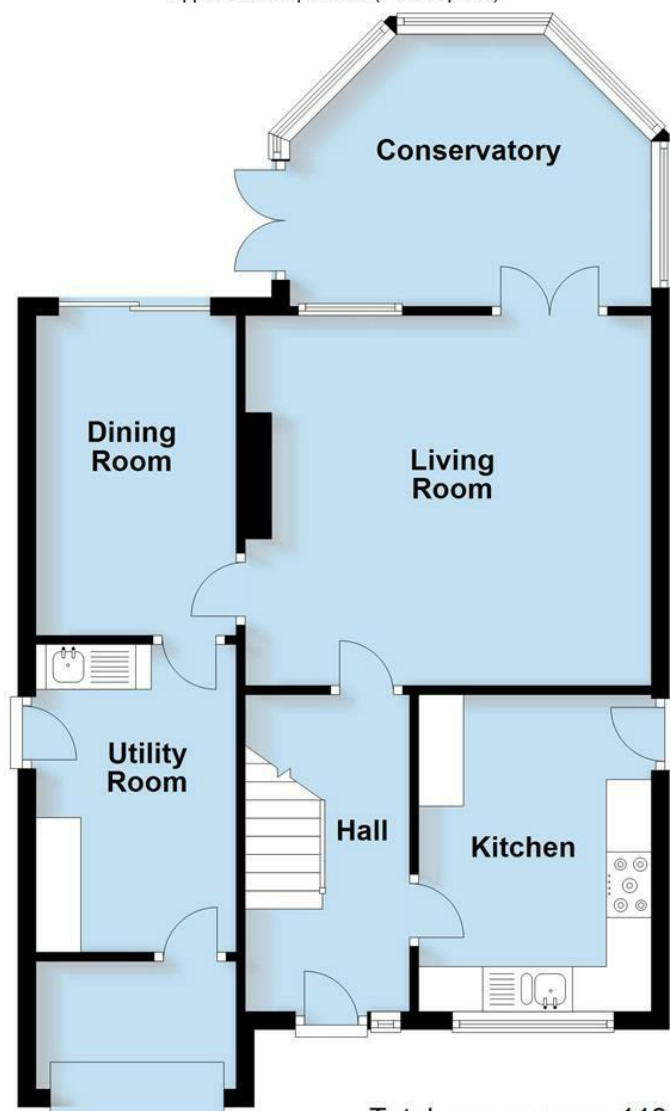
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

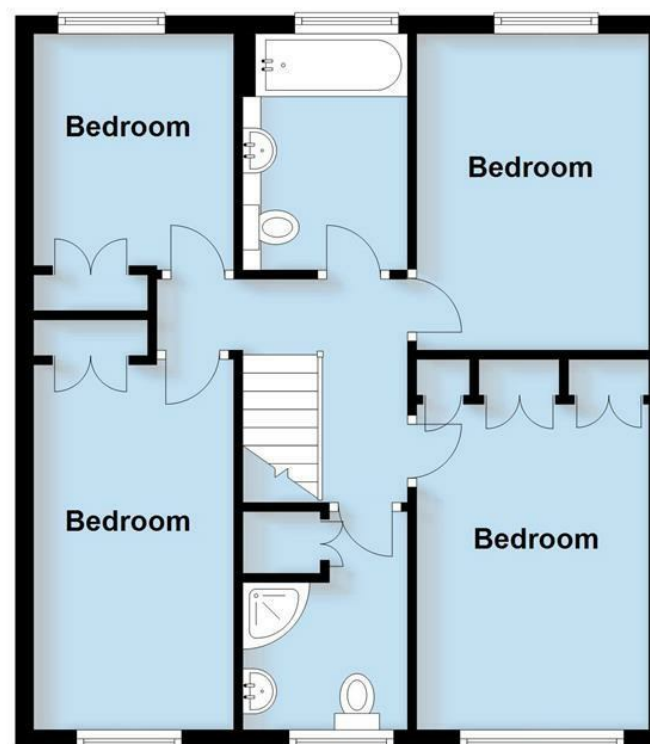
Ground Floor

Approx. 66.2 sq. metres (712.3 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.3 sq. feet)



Total area: approx. 119.2 sq. metres (1283.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact