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RESIDENTIAL

Your Property - Our Business



29, Brookfield Road, Cubbington, Leamington Spa

Offers Over
£425,000



*** NO CHAIN *** A well presented, spacious extended and enlarged, four bed roomed semi-detached family home of approximately 1500 sq ft, situated in this popular area of Cubbington conveniently located just north east of Leamington Spa.

Briefly Comprising;

Enclosed entrance porch, entrance hallway, through living/dining room, extended dining/kitchen with double doors to garden. Ground floor, cloakroom, utility/study with side entrance, conservatory. First floor landing, two double bedrooms, refitted shower room and fourth bedroom, converted attic space providing double bedroom

three. To the front, the property is principally laid to brick block paving. Rear garden is lawned and patiod. Double glazing, gas radiator heating, Solar panels to roof.

Brookfield Road

Has been thoughtfully enlarged and extended over the years and now provides a spacious family home offering good sized and well proportioned living space but with a flexible layout. Three good sized double bedrooms and a welcome fourth bedroom or potential study. Downstairs is an enlarged kitchen which provides a family eating area as well as a big living/dining room and conservatory. Particularly useful is the utility area which is so spacious

it could also double up as a study area to the side of the property. Viewing highly recommend.

The Property

Is approached via brick block paved frontage giving access to...

Entrance Porch

With upvc double glazing, tiled floor and timber obscure glazed entrance door with glazed panels to either side giving access to entrance hallway.

Entrance Hallway

With staircase rising to first floor landing, useful



understair store cupboard, laminate flooring, double radiator.

Through Living/Dining Room

12'3" reducing to 9'9" x 23'3" (3.73m reducing to 2.97m x 7.09m)

With upvc double glazed window to front elevation, plantation style shutters behind, double radiator, wood look flooring, further double radiator and coved corning, double glazed French doors with panels either side leading to...

Conservatory

9'6" x 10'5" (2.90m x 3.18m)

With pitched double glazed roof, double doors leading to patio to side and double glazed windows, plastered walls, wood look flooring.

Dining/Kitchen

17'9" x 10'7" max (5.41m x 3.23m max)

Attractively refitted with a range of timber base units and matching eye level wall cupboards with solid working surface over with matching upstands, inset one and a half bowl sink drainer unit, inset five point Bosch stainless steel hob with Bosch double oven, space and plumbing



for washing machine and dishwasher, space for upright fridge freezer, downlighter points over sink position, radiator, door to useful pantry cupboard, broad square opening to...

Adjacent Dining Area

With double upvc doors leading to garden. Matching wall and base units, drinks fridge and open wine rack to side, matching worktop.

Ground Floor Cloakroom

Fitted with a white low level WC, wall mounted wash hand basin, double radiator, extractor.



Utility/Study

8'6" x 11'11" (2.59m x 3.63m)

With double base cupboard and three eye level wall cupboards with working surface, stainless steel sink drainer unit and mixer tap, radiator, upvc part obscure double glazed door to front with window to side.

First Floor Landing

With upvc obscure double glazed window to side elevation.

Family Bathroom

Currently fitted as a shower room with a large double

walk-in shower, Mira wall mounted shower and fixed rainwater style shower head over, wide winged wash hand basin set into contemporary vanity unit, low level WC with concealed cistern, upvc obscure double glazed windows to side and rear, chrome radiator towel rail, boiler cupboard with wall mounted Worcester combination boiler and slatted shelving over.

Bedroom One (Front)

11'9" x 12'1" (3.58m x 3.68m)

With upvc double glazed window to front elevation with plantation style shutters behind, radiator, coved cornicing.

Bedroom Two (Rear)

11' x 10'11" (3.35m x 3.33m)

With upvc double glazed window to rear elevation with plantation style shutters behind, radiator.

Bedroom Four (Front)

7'4" x 9' into doorway (2.24m x 2.74m into doorway)

With upvc double glazed window to front elevation with plantation style shutters behind, wardrobe fitted over staircase bulkhead with hanging rail, shelf and useful shoe storage compartment below.

With dog-leg staircase rising to small landing area with upvc double glazed window to rear elevation and door to attic bedroom.



Bedroom Three

14'11" x 12'11" (4.55m x 3.94m)

With large dormer to rear, (Note: semi angled ceiling lines restricting head height in part), two upvc double glazed windows to rear elevation, double radiator, laminate floor.

Outside (Front)

The front of the property is completely laid to brick block paving.

Outside (Rear)

Rear garden is principally laid to lawn with a broad patio area surrounded in the main by timber fencing with

herbaceous borders, timber garden shed, greenhouse and very pleasant south facing aspect.

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

29 Brookfield Road
Cubbington
Leamington Spa
CV32 7NF

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

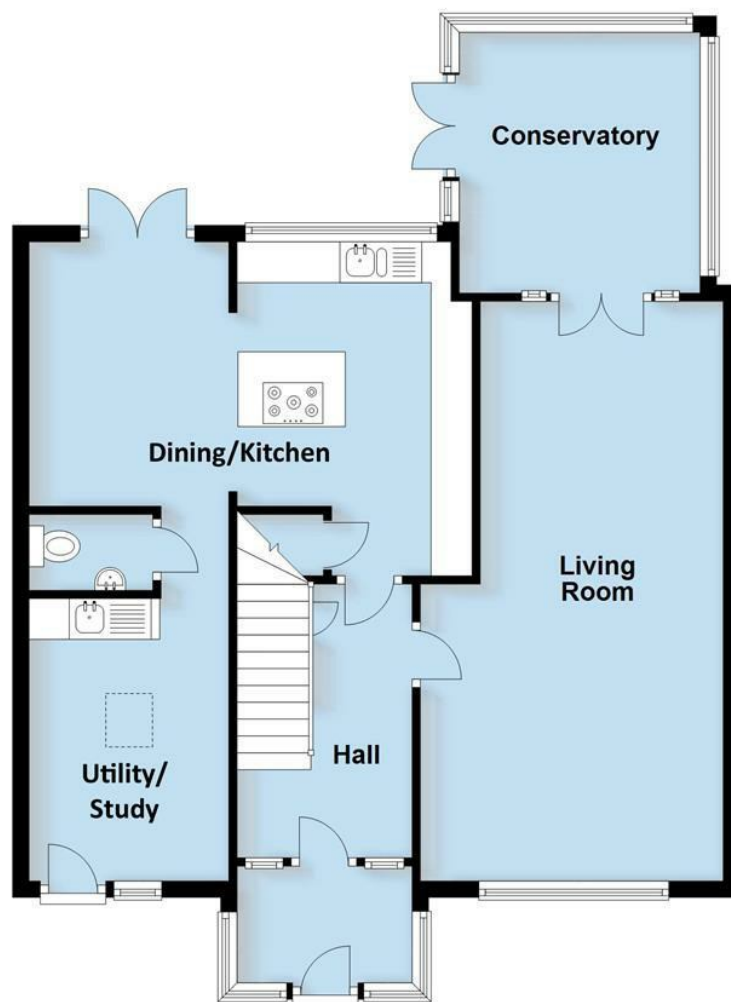
01926 881144 ehbresidential.com

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 80 |
| (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

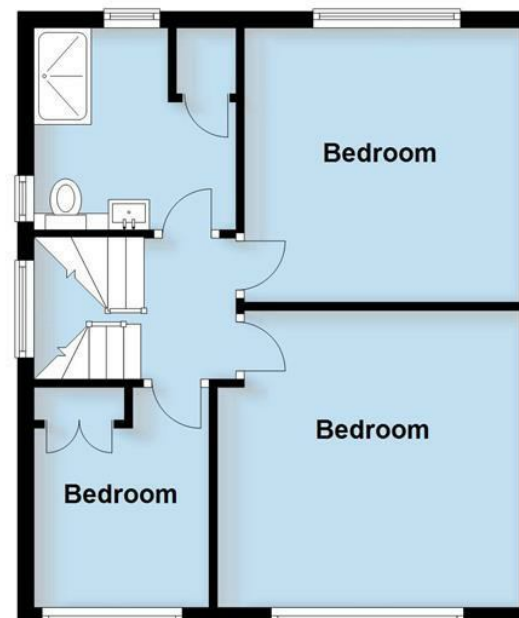
Ground Floor

Approx. 76.3 sq. metres (821.7 sq. feet)



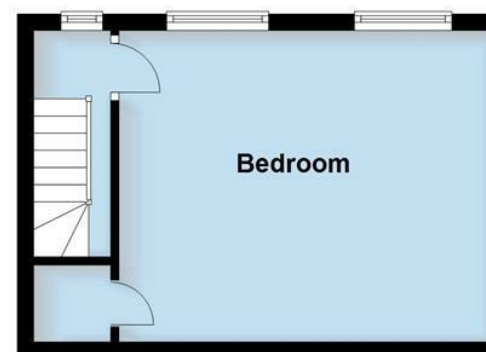
First Floor

Approx. 42.1 sq. metres (453.5 sq. feet)



Second Floor

Approx. 21.2 sq. metres (228.3 sq. feet)



Total area: approx. 139.7 sq. metres (1503.4 sq. feet)

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