



Mill End, Kenilworth, CV8 2HP

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

A rare and unique opportunity to acquire this well presented and heavily extended four bedroom detached dormer bungalow positioned on an elevated plot. This attractive property is situated on this desirable road in the sought after location of Kenilworth and is complimented by its close proximity to local shops, amenities and green spaces such as Kenilworth Common and Abbey Fields.

The ground floor accommodation on offer comprises of a sizeable entrance porch, generous lounge, fitted kitchen offering plenty of cupboard space, sliding patio doors to the rear garden and archway leading to the dining room. Also positioned on the ground floor is a spacious double bedroom and a bathroom featuring bath and over shower. The property benefits from two dormer extensions on the first floor housing two double bedrooms with the principal containing its own dressing room, a larger than average single bedroom, an office and a considerable modern shower room.

Externally the property boasts a driveway, garage, front garden and a bountiful well maintained rear garden with gated access to Churchill Avenue.

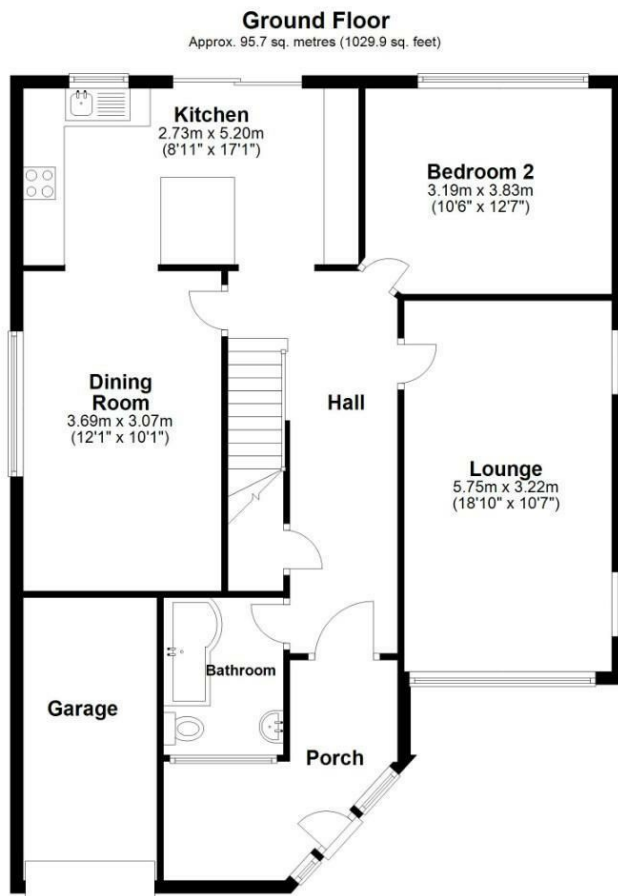
Further benefits include gas central heating and double glazing throughout.

Sheldon Bosley Knight highly recommends viewing this wonderful property to fully appreciate all it has to offer.









Total area: approx. 164.4 sq. metres (1769.8 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.

## Key Features

- Detached Dormer Bungalow
- Extended and Well Presented
- Four Bedrooms
- Ground Floor Bathroom
- First Floor Shower Room
- Office
- Front and Rear Gardens
- Driveway and Garage
- Sought After Location of Kenilworth
- EPC - TBC

**£595,000**

EPC Rating -

Tenure - Freehold

Council Tax Band - E

Local Authority -  
Warwick

### 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.

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