



- Four Bedroom Edwardian House
- Two New Bathrooms
- Fully fitted modern kitchen with integrated appliances
- Close to choice of Rail Stations & Tram link
- South west facing garden
- Chain Free
- Excellent condition throughout



Offered to the market on a chain free basis is this FOUR bedroom Edwardian family home, TWO new bathrooms, new kitchen with integrated appliances & Sth west facing garden.

Offered to the market is this 4 bedroom Edwardian family house, recently remodeled & redecorated throughout. Complete with 2 bathrooms, family kitchen and dining area the property is situated five minutes from two OFSTED rated 'Outstanding Primary Schools. This property is offered with the benefit of no ongoing chain.

Entering the property the original Edwardian tiles flank both walls either side of the front door inside the original storm porch.

The property is set over three floors and is in excess of 1400 square feet, boasting four sizeable bedrooms & two generous reception rooms.

On the ground floor there is a brand new fully fitted kitchen with integrated appliances including full size dishwasher, washing machine, electric oven with gas hob, extractor canopy & fridge/freezer. The units and draws are 'soft close' and there are two large pull out pantry shelves on both sides. The kitchen is open plan to the dining room, creating a truly social space. Continuing from the dining room are double glazed French doors leading to the garden, providing an enviable family home.

The front reception room is bright with high ceilings and original corncicing. There are two beautifully appointed bathrooms both with separate shower cubicles, the family bathroom is exceptionally spacious and of course the additional en-suite capsule to the master bedroom. Three of the bedrooms are doubles two being almost 17'. Additionally two of these bedrooms enjoy a double aspect. The home is finished in a contemporary style with cool neutral colours, high skirtings, quality fixtures and fittings including crystal and spot lighting with new carpets and flooring throughout. Gas fired boiler and central heating system & new radiators have been installed. Additionally this home has recent double glazed windows and doors.

There is a good sized fully paved garden to the front and the rear garden approximately 50' in length benefits from a sunny southerly aspect having a large patio, outside tap and a private gate allowing rear access.

Kenilworth Road is a quiet and sought after location for families, being tucked away from the hustle and bustle of London life yet close to all local amenities.

The location further benefits from being a short walk away from the OFSTED rated 'Outstanding' Kent House Harris Primary School and a little further 0.1 of a mile is the 2nd OFSTED rated 'outstanding' Alexandra Primary School. With a multiple choice of railway stations and excellent bus links literally five minutes walk away giving rapid access to the City & Central London.

Room dimensions:

Entrance Hall:

Sitting Room: 13'8 x 11'10

Dining/family Room: 16' x 11'11

Kitchen: 11'11 x 10'

1st Floor

Bedroom Two: 16'4 x 13'10

Bedroom Three: 11'4 x 11'

Family Bathroom (3 piece suite & separate Shower cubicle): 9'10 x 9'9

2nd floor

Bedroom one: 16'10 x 11'8 into eaves

En-suite shower room:

Bedroom Four: 12' x 7'10

Garden: South West Facing approx 50'

Tenure: Freehold

**Price: £650000**



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**Aegis Estate Agents**

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