

CROWDEN DRIVE, LEAMINGTON SPA CV32 6NX



A FIVE BEDROOM SEMI DETACHED HOUSE WITHIN A GATED DEVELOPMENT IN NORTH LEAMINGTON SPA.

- NO ONWARD CHAIN
- NORTH LEAMINGTON SPA
 - FIVE BEDROOMS
 - THREE BATHROOMS
 - KITCHEN/DINER
 - LIVING ROOM
 - GARAGE
- GATED DEVELOPMENT
 - SEMI DETACHED

5 BEDROOMS

OFFERS OVER £625,000

****Unexpectedly available again June 5th 2023, after a chain collapse - viewings now being taken****

Hawkesford are delighted to market this No Chain five bedroom Semi detached house in a prime North Leamington location.

Located within a gated development sits this attractive and spacious town house which offers versatile living accommodation over three floors.

Benefiting from no onward chain, this is an exciting opportunity to buy a property within an area that become available rarely.

With a generous sized garden, driveway and garage, please book your viewing early.

****No Chain****

Location

Crowden Drive is a gated modern development, formed largely of contemporary town houses, in a desirable north Leamington location and within popular school catchment areas. The property is positioned with an open aspect and with views over North Leamington School at the rear. The Parade, at the heart of Leamington Spa town centre, with its wide range of cafes, restaurants and retail outlets, is positioned less than 1½ miles from the property. It is also well positioned for excellent communication links, Leamington Spa railway station, with its direct commuter links to London, Birmingham and a wide range of further centres is approximately 2½ miles away. The A46, at the heart of the Midland motorway network, is also positioned less than 3 miles away.

Entrance Hall

With ground floor WC.

Ground Floor WC

With pedestal wash hand basin, low level WC, mirrored front cabinet and window to front elevation.

Lounge 10'9" x 18'11" (3.28m x 5.79m)

With windows to front and side elevations and feature fireplace with gas fire.

Dining Kitchen 18'0" x 17'9" (5.51m x 5.42m)

Under stairs cupboard, two patio doors to rear garden, a range of floor and wall units and fitted with double oven with gas hob and extractor, fridge/freezer, dishwasher and washing machine. There are also Velux roof lights.

Stairs to first floor landing with boiler cupboard and access into:

Bedroom One 9'10" x 12'0" (3.00m x 3.66m)

With window to front elevation, fitted with red built in wardrobes and dressing table area with en suite.

En Suite Shower Room

With shower cubicle, pedestal wash hand basin, low level WC and mirrored medicine cabinet.

Bathroom

With low level WC, pedestal wash hand basin, bath with telephone attachment shower, obscure glazed double glazed window..

Bedroom Two 10'0" x 10'10" (3.05m x 3.31m)

With window to rear elevation.

Bedroom Three 7'5" x 10'9" (2.27m x 3.29m)

With window to rear elevation.

Stairs from landing to second floor landing with doors to:

Bedroom Four 11'8" x 14'4" (3.57m x 4.39m)

With window to front elevation and fitted wardrobes. Doorway leading into:

Bedroom Five 10'11" x 15'8" (3.34m x 4.78m)

With window to rear elevation and two double wardrobes.

Bathroom

With window to rear elevation, pedestal wash hand basin, low level WC, shower cubicle and mirrored medicine cabinet. Door leading back into second floor landing.

Outside

To the front: Parking for one car and single garage.

To the rear: hard landscaped rear garden with water feature.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through Hawkesford on 01926 438123









