



EDWARD KNIGHT
ESTATE AGENTS

54 LONG FURLONG, HILLSIDE, RUGBY, CV22 5QT

OFFERS OVER £500,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this perfectly presented detached home which is located in one of Rugby's most desirable locations. This beautifully kept property has been renovated and extended to create spacious reception rooms and a fantastic open plan kitchen dining room as well as four spacious bedrooms and a master ensuite shower room and dressing area.

The property occupies an enviable plot which includes a well-maintained paved driveway that provides parking for several vehicles as well as access to the garage. The rear of the property is completely private and includes a large lawned garden with substantial patio that is ideal for entertaining.



LOCATION

The property is situated just over a mile from the town centre in an established and popular residential part of Rugby. Hillside is just a short drive to the centre of town where Rugby offers an extensive range of shopping facilities including The Clock Towers shopping centre and a variety of independent outlets, coffee shops and restaurants. Rugby also has a main line train station where London commuters can reach Euston in under 50 minutes. From Rugby there is easy access to the extensive motorway networks surrounding Warwickshire including the A5, A14, M1 and the M6. There is also an impressive range of state and private schooling available in Rugby and the surrounding area including Rugby Free Secondary School, Bilton Grange, Lawrence Sheriff, Princethorpe College and the world-renowned Rugby School.

VIEWINGS

Viewings for this property will take place on Saturday 13th August 2022, please call Edward Knights Rugby offices to organise your appointment.







GROUND FLOOR

ENTRANCE PORCH

5' 8" x 7' 2" (1.73m x 2.18m)

ENTRANCE HALL

13' 10" x 7' 8" (4.22m x 2.34m)

LOUNGE

22' 0" x 12' 0" (6.71m x 3.66m)

DINING ROOM

9' 0" x 17' 0" (2.74m x 5.18m)

CLOAKROOM

5' 2" x 3' 4" (1.57m x 1.02m)

KITCHEN/BREAKFAST ROOM

20' 1" x 13' 0" (6.12m x 3.96m)

UTILITY ROOM

6' 2" x 10' 0" (1.88m x 3.05m)



FIRST FLOOR

LANDING

15' 5" x 6' 3" (4.7m x 1.91m)

MASTER BEDROOM

19' 10" x 13' 6" (6.05m x 4.11m)

ENSUITE

5' 5" x 7' 6" (1.65m x 2.29m)

BEDROOM TWO

11' 0" x 11' 0" (3.35m x 3.35m)

BEDROOM THREE

8' 0" x 11' 8" (2.44m x 3.56m)

BEDROOM FOUR

8' 2" x 10' 10" (2.49m x 3.3m)

FAMILY BATHROOM

7' 8" x 7' 0" (2.34m x 2.13m)

OUTSIDE

GARAGE

18' 3" x 8' 0" (5.56m x 2.44m)

Ground Floor

Approx. 98.0 sq. metres (1055.2 sq. feet)



Total area: approx. 167.0 sq. metres (1797.5 sq. feet)

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

First Floor

Approx. 69.0 sq. metres (742.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 