



EDWARD KNIGHT
ESTATE AGENTS

40 ELDER AVENUE, RUGBY, CV21 1TE

£340,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this well presented three bedroom detached property within the popular Eden Park development within Rugby. Eden Park is perfect for commuters thanks to the surrounding road and motorway networks to include the M1, M6 and A5 as well as the short journey to Rugby railway station which offers a main line fast service to London Euston in under 50 minutes.

In brief, this spacious accommodation comprises an entrance hall, ground floor cloakroom, living room, kitchen/dining room leading onto the conservatory with French doors leading onto a patio area and the rear garden. To the first floor there are three bedrooms, the master benefiting from an ensuite and a family bathroom. Externally the property has an enclosed garden with patio and lawn areas, ideal for entertaining or alfresco dining. The property also boasts from a part converted garage to create an office. The driveway provides off road parking.

Viewings for this property are strictly by appointment with Edward Knight's Regent Street office.



LOCATION

Eden Park enjoys a highly sought-after location that offers the perfect balance between convenient connectivity and lifestyle amenities, making it an ideal choice for families, professionals, and commuters alike. Strategically positioned in the northern outskirts of Rugby, this modern development benefits from excellent transport links, with swift access to major road networks including the M1, M6, A5, and A14-making regional and national travel exceptionally convenient.

For those commuting to the capital or other major cities, Rugby's mainline railway station is just a short drive away, providing direct and frequent services to London Euston in under 50 minutes, as well as regular connections to Birmingham, Coventry, and the wider Midlands.

In addition to its superb connectivity, Eden Park is perfectly placed for enjoying both retail therapy and the great outdoors. Just minutes away lies the ever-popular Elliott's Field Shopping Park-one of Rugby's premier retail destinations. This vibrant, open-air shopping hub boasts a wide selection of major high street brands and household names including Marks & Spencer, Next, Nike, TK Maxx, and River Island, along with numerous dining options such as Nando's, Costa Coffee, and Starbucks, making it a go-to destination for shopping and leisure.

Nature enthusiasts and families will appreciate the close proximity to Swift Valley Nature Reserve, a picturesque 24-hectare park managed by the Warwickshire Wildlife Trust. The reserve offers a peaceful escape with scenic walking trails, diverse wildlife habitats, and open green spaces perfect for outdoor recreation, dog walking, or simply unwinding amidst nature.

Families are also well served by a selection of well-regarded local schools, with both primary and secondary education options available nearby. The area benefits from an established community feel, with local parks, playgrounds, and open spaces enhancing the appeal for those with children.



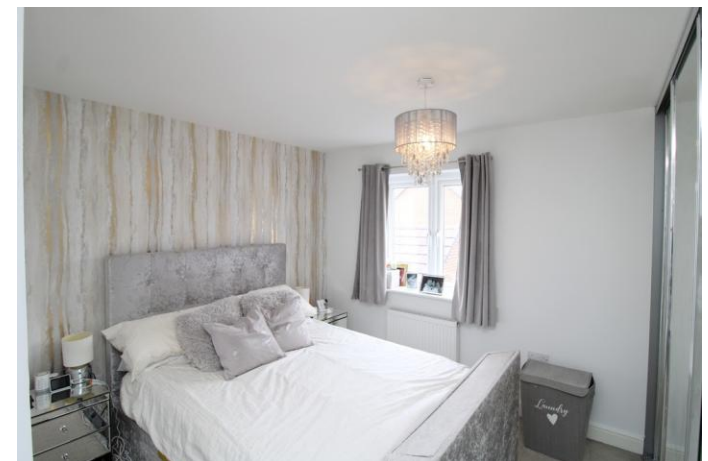
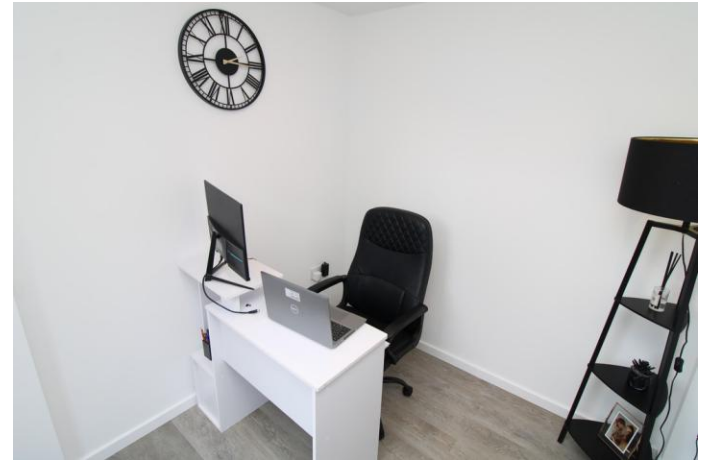
Whether you're looking for quick commuting options, weekend leisure, high-quality shopping, or peaceful natural surroundings, Eden Park delivers on all fronts-making it one of Rugby's most desirable and well-rounded residential locations.

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM







4' 4" x 3' 7" (1.32m x 1.09m)

KITCHEN/DINING ROOM

26' 2" x 8' 0" (7.98m x 2.44m)

CONSERVATORY

12' 11" x 9' 5" (3.94m x 2.87m)

LOUNGE

13' 10" x 11' 8" (4.22m x 3.56m)

LANDING

BEDROOM ONE

14' 2" x 11' 3" (4.32m x 3.43m)

EN-SUITE SHOWER ROOM

7' 3" x 4' 4" (2.21m x 1.32m)

BEDROOM TWO

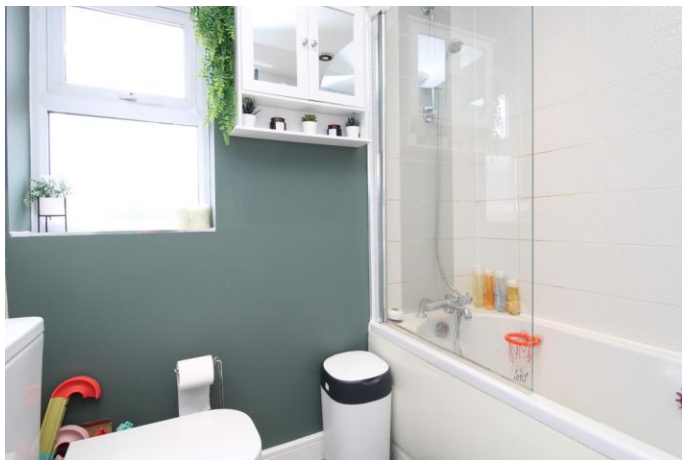
10' 9" x 8' 9" (3.28m x 2.67m)

BEDROOM THREE

9' 10" x 11' 7" (3m x 3.53m)

OFFICE

7' 7" x 7' 7" (2.31m x 2.31m)





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