



CLARENDON AVENUE,

complete ●●●  
SALES & LETTINGS





An opportunity to acquire an elegant and substantial Victorian townhouse in one of the most desirable locations within Leamington Spa, just a short stroll from the famous Parade, boutique shopping, restaurants and beautiful parks. This impressive period residence is arranged across four floors and offers an exceptional blend of character, charm and versatile family living, with four bedrooms, two stylish bathrooms, three reception rooms and a dry three-chamber cellar offering excellent conversion potential subject to the necessary permissions. Outside, there is a delightful south-facing courtyard garden ideal for entertaining and relaxing.



The property retains an abundance of original features including high coved ceilings, sash windows, feature fireplaces, deep skirting boards and elegant proportions throughout. The ground floor comprises a welcoming hallway, a stunning bay-fronted living room with hardwood flooring and feature fireplace, an adjoining dining room flooded with natural light, a beautifully fitted kitchen with black granite worktops and central island, and a spacious sitting room with French doors opening onto the courtyard garden.

### Property Details...

To the first floor are two generous double bedrooms, a further single bedroom ideal as a dressing room or home office, and two beautifully appointed bathrooms including a luxurious main bathroom with standalone bath and twin sinks. The second floor offers a superb fourth double bedroom with scope for an en-suite, dressing area or study space if desired.



The dry cellar provides excellent additional storage and currently incorporates a utility area, with fantastic potential for further accommodation. Externally, the home benefits from gated side access leading to the attractive south-facing courtyard garden, perfect for outdoor dining and entertaining. There is also scope for further extension subject to planning permission.

### Other Information

Offered Freehold, no chain with an EPC rating D and situated within a controlled parking zone.

### Location

Situated just to the North of the Parade in a desirable location within walking distance to the Leamington Spa town centre and all that it has to offer. Access to local towns is easy with main road links nearby and rail station only minutes drive with trains to London in just over one hour. Leamington has a wealth of regal properties, cafés, restaurants and bars to enjoy amongst great shopping and beautiful parks all within a walk from this property. School catchments for this property are second to none falling within many private and state schools.







# Clarendon Avenue, Leamington Spa, CV32

Approximate Area = 1997 sq ft / 185.5 sq m

For identification only - Not to scale

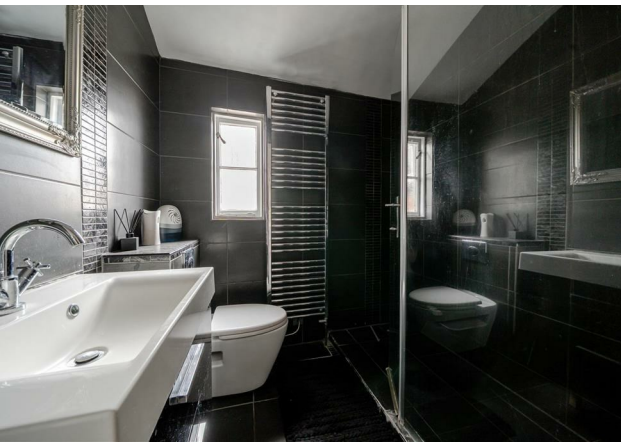
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The Leamington Property Expert

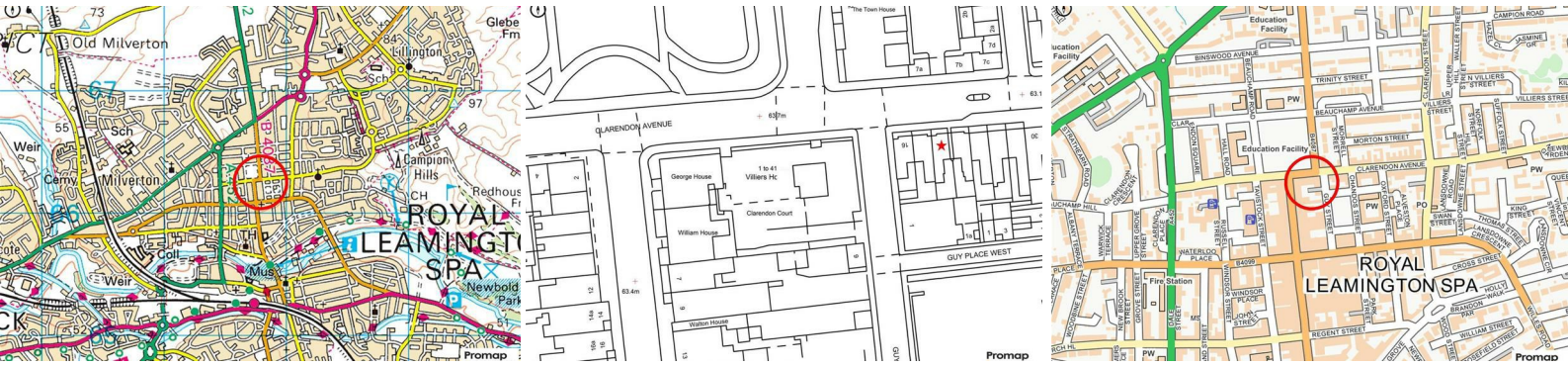


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flyp Homes Limited. REF: 1430098





- Handsome Victorian Townhouse
- Original Period Features
- Three Reception Rooms
- In The Heart Of Leamington
- No Chain
- Four Bedrooms
- Two Bathrooms
- Three Chamber Cellar
- Vibrant Town Living



## CLARENDON AVENUE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
Current	Potential
	83
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	57
E (39-54)	
F (21-38)	
G (1-20)	

England & Wales EU Directive 2002/91/EC

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