



42, Greenway Lane, Bath, BA2 4LW

Asking Price: £800,000



3 double bedrooms



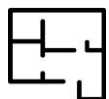
Bathroom, ensuite and
downstairs cloakroom



Generous terrace seating
areas, stunning views and
lower garden area



Residents' parking zone



1212 Sq. ft. / 112 Sq. m.

The Property

- Beautifully presented and welcoming semi-detached home
- Stunningly terraced and decked rear garden with wonderful views over Lyncombe Vale
- 3 good-sized bedrooms
- Modern kitchen, bathroom and cloakroom
- Stylish and light, airy interior design
- Attic space with conversion potential (subject to Building and Planning Regulations.)

The Location

- Excellent access to the city of Bath
- Well-positioned between Widcombe and Bear Flat
- Widcombe Infants' and Juniors' Schools – 1 mile walk. Moorlands Primary – 0.9 miles walk.
- Paragon School and Beechen Cliff School very nearby via Watery Bottom and Greenway field, respectively
- 0.9 miles walk to Bath Spa Railway Station and the city centre
- Close to excellent, shops, cafes and restaurants of Bear Flat and Widcombe High St.





The Property: This gorgeous and immaculate 1930s semi-detached property has been treasured by the current owner. It offers spacious and stylish accommodation flooded with light and breathtaking panoramic woodland views over beautiful Lyncombe Vale and Perrymead.

Ground Floor: We begin with the attractive entrance hall which has an understairs cloakroom with WC and hand-basin. From here, the reception rooms lead. The sitting and dining room are open as one to create a superb reception space. Here, there are stripped and stained floorboards and built-in book-casing. There is a picture window and oversized sliding doors, the latter of which opens to the first rear seating area, and both take in the gorgeous valley views.

The kitchen is stylishly fitted with a selection of white and Stiffkey blue cabinets. Amongst the appliances are a Bosch double oven, induction hob, fridge and freezer and there is a handy door to the side passage which affords access to the front and rear.

Upstairs: there is a welcoming landing area with cupboard and hatched loft-access and from here, are 3 bedrooms and bathroom.

Bedrooms 1 and 2 are good-sized and charming double rooms with further stunning views across the Lyncombe valley, these change with the seasons and are a joy to witness. There is the benefit of a small and smart, ensuite off bedroom 1 fitted with a shower cubicle, WC and basin. The 3rd bedroom is a smaller double to the front again, smartly presented and taking in views over the Greenway field (a view shared from the landing). The bathroom comprises a white suite of panelled bath, with shower over hand-basin and WC with a charming marine theme and the bonus of plumbing and space for a washing machine.





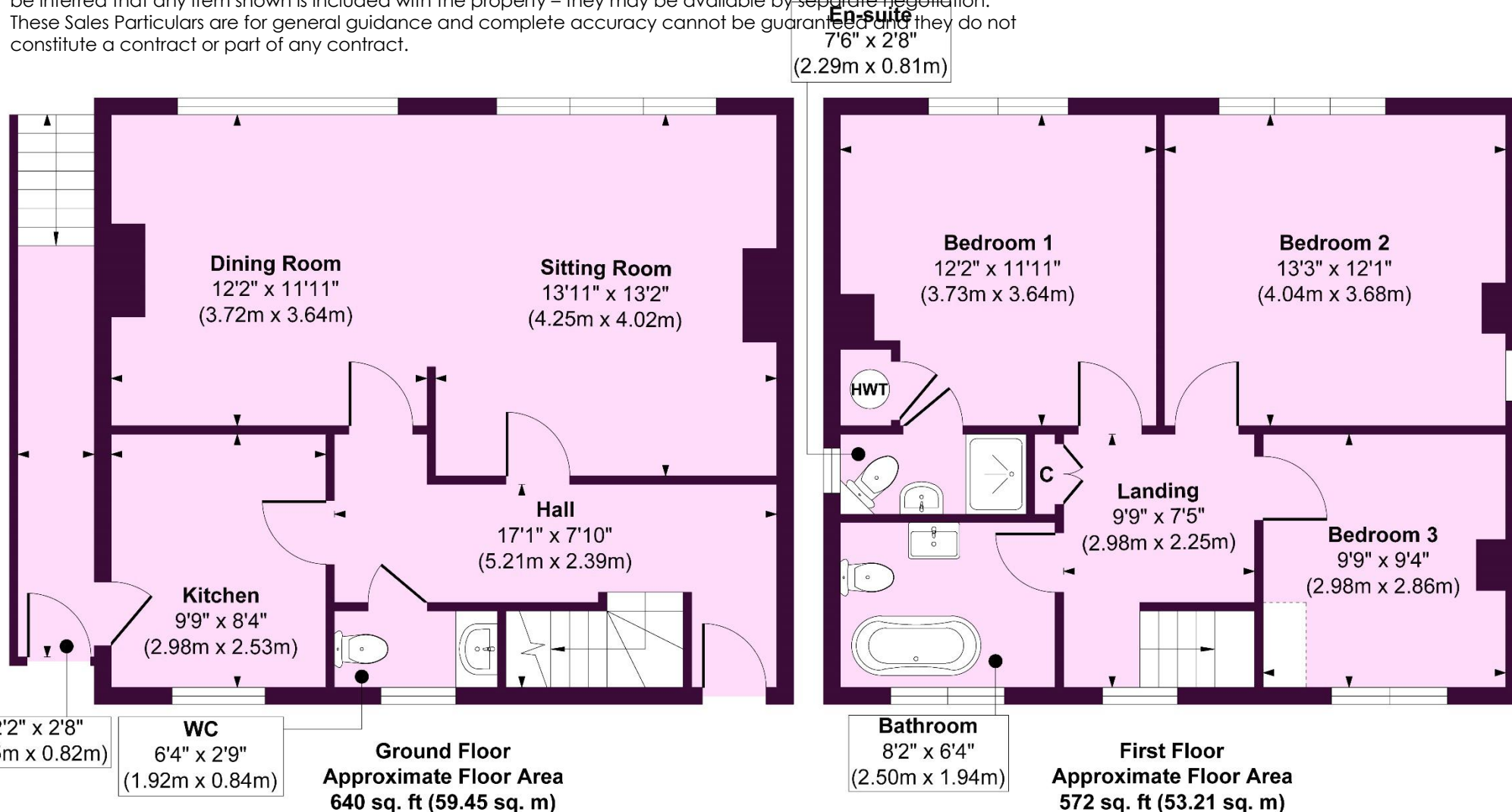
Outside: The garden is beautifully designed in suntrap, terraced patio seating areas taking in the delights of stunning countryside views to the rear of the property. We begin with an initial seating area accessed from the reception rooms and continue down steps to the second seating platform. Here there is space for a table and chairs, and this continues down further steps to the largest deck which has been recently extended and has adequate space for further table, chairs and sun loungers. The seating areas are floored with light coloured, hardy composite decking with wooden rails and stainless-steel cables. Finally, there is a generous inclined rear area of garden ready for further planting.

The Location: Greenway Lane is an extremely desirable location just to the South of the City Centre with the City and Bath Spa Railway station just 0.6 miles away. The property lies betwixt the two very well-loved shopping parades of Bear Flat and Widcombe offering an excellent choice of shops, pubs and cafes as well as 2 pharmacies and, in Widcombe, a doctors' surgery and dentist. You will also find the good range of highly regarded local schools, including Widcombe Juniors and Infants, Moorlands and the Paragon and Prior Park Independent Schools

There are beautiful walks nearby the closest of which is across the lane on Lyncombe Fields, a beautiful undulating green space with 10 acres between Beechen Cliff and Alexandra Park. The National Trust skyline walk is also accessible as are Smallcombe Fields, Bathwick and local river and canal walks.



Disclaimer: The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property – they may be available by separate negotiation. These Sales Particulars are for general guidance and complete accuracy cannot be guaranteed and they do not constitute a contract or part of any contract.



APPROX. GROSS INTERNAL FLOOR AREA 1212 SQ. FT / 112.66 SQ. M

Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error.

This plan is for illustrative purposes only and is not drawn to scale.

Produced by Elements Property



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

