






AUDLEY PARK ROAD

Bath, BA1 2XN



A DETACHED FOUR BEDROOM FAMILY HOME WITH GARAGE AND PARKING IN A QUIET RESIDENTIAL ROAD TO THE WEST OF BATH.

On the open market for the first time, 105 Audley Park Road is a modern 1970s family home on a generous plot

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Local Authority: Bath and North East Somerset 01225 477000

Council Tax band: H

Tenure: Freehold

What 3 words: [///solved.boat.survey](http://solved.boat.survey)

Services: We are advised that mains water, gas, electricity, and drainage are connected to the property. Gas central heating.

SITUATION

Audley Park Road is a quiet and private road just off Weston Road, close to Weston Park, Royal Victoria Park, the Botanical Gardens and Lansdown Cricket Club. It is a practical location that is very well positioned for nurseries and schools, as well as the Royal United Hospital. Several green spaces are within easy walk, as are footpaths that connect to the Cotswolds’ Way and Cotswolds AONB. Bath city centre is easily reached by bus, or by bike or on foot via Victoria Park. Access to the A4 (Bristol) and the M4 can be reached without going through central Bath.

DISTANCES

Bath City Centre & Bath Spa Train Station: 2 miles, M4 (Junction 18) 10 miles, Bristol International Airport 17 miles. (distances and times are approximate).

DIRECTIONS

Leaving the centre of Bath on the Upper Bristol Road continue past Royal Victoria park on the right and turn right immediately after the park on to Park Lane. Continue to the top and take the first exit off the mini roundabout on to Weston Road. Continue for approximately 0.3 miles . Turn left on to Audley Park Road. 105 will be on your right.



THE PROPERTY

105 Audley Park Road is a modern 1970s family home on a generous plot. It is the first time it has come to the open market; the current owners having lived there since it was built in 1974. It is detached and has been extended over the years to provide good sized accommodation arranged over two floors. All the rooms on the ground floor are well proportioned and have views out to the west-facing rear garden: it is a lovely aspect with plenty of greenery to enjoy. Wood flooring runs throughout the ground floor connecting all the reception rooms. There are views of the west facing garden and the swimming pool from the sitting room, dining room and breakfast area of the kitchen. The garden can be accessed through sliding doors in the sitting room and double doors from the breakfast room. The kitchen is fitted with base and eye level units with integrated appliances and has practical, tiled flooring. There is an abundance of storage in what was the original single garage. A study, coat cupboard and WC complete the accommodation.

Upstairs, there are four bedrooms, one en suite and a good sized family bathroom. The principal bedroom is spacious and enjoys a double aspect with views east towards the rising sun and west to enjoy the sunsets and views across the garden. There are two double bedrooms, a single bedroom and a large family bathroom with bath and separate shower.

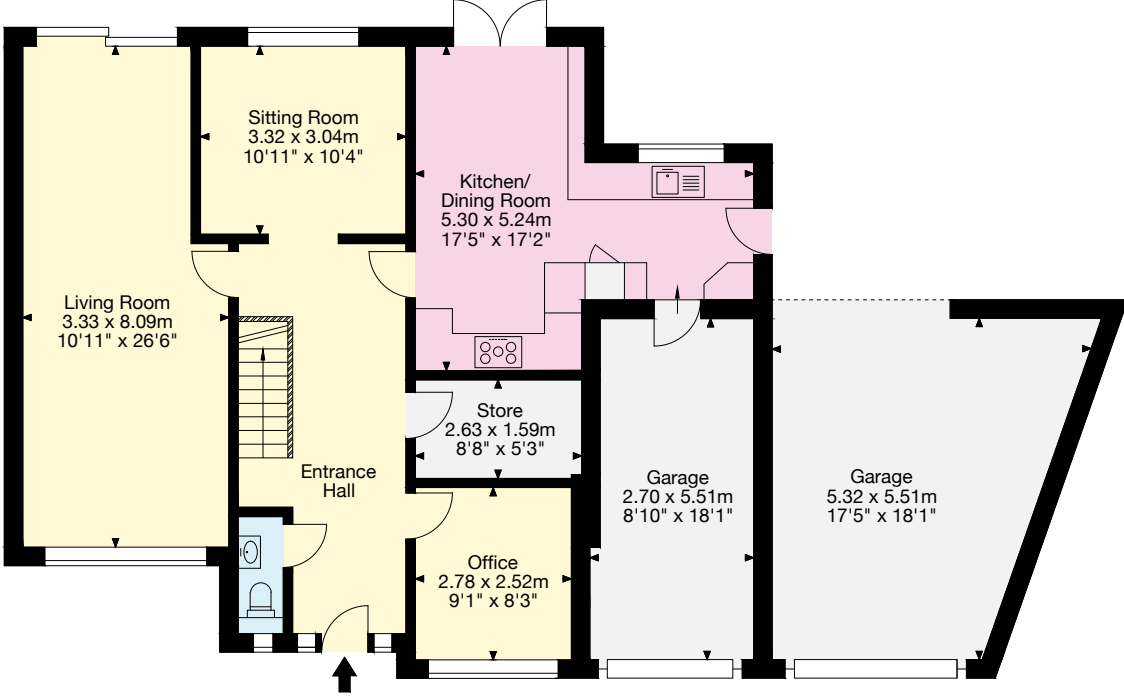


GARDENS AND GROUNDS

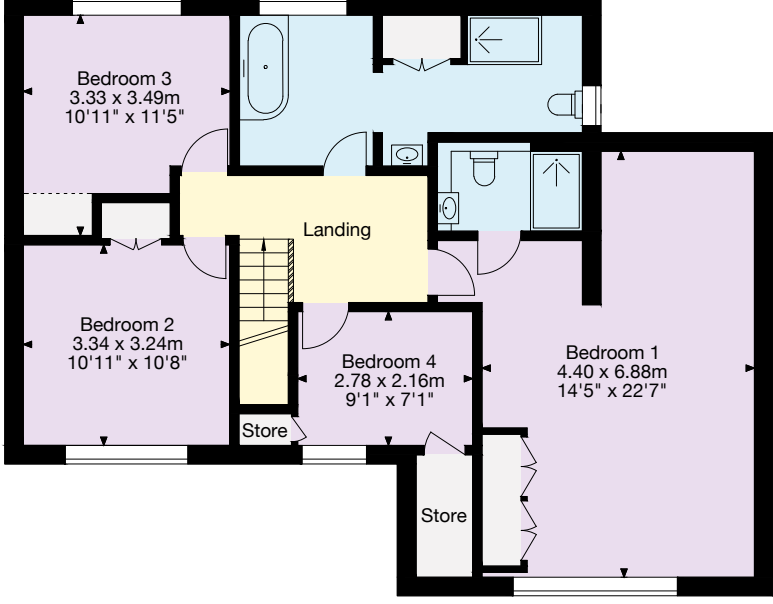
At the front of the property, the main entrance leads onto the tarmac driveway with enough parking for several cars. The driveway is flanked by neatly maintained hedging and flower beds, with grassed gardens on each side. The carport has enough space for one car and is accessible from the front and rear garden.

At the rear, you'll find a generously sized, private garden, surrounded by mature trees, shrubs and hedging that create a sense of seclusion and year-round greenery. The swimming pool is enclosed by low level fencing on one side of the garden. On the opposite side of the garden, a charming seating area and greenhouse provide the perfect setting for relaxation. The well maintained lawn flows seamlessly into a sloping garden area with a natural, woodland feel - encouraging play and exploration. There are multiple spots to sit and enjoy the peaceful space.





Ground Floor



First Floor

Approximate Gross Internal Area
Main House = 175 sq m / 1,883 sq ft
Garage = 39 sq m / 419 sq ft
Total Area = 214 sq m / 2,302 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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