



**Fairfield Park Road, Bath, BA1 6JT**



**welcome to**

**Fairfield Park Road, Bath**

Allen & Harris are thrilled to offer this delightful extended family residence. A double rear extension provides incredible living space. Essential viewing!





**Ground Floor**

**First Floor**

## Entrance Hall

## Cloakroom

## Sitting Room

14' 10" Into bay x 12' 4" Into alcove ( 4.52m Into bay x 3.76m Into alcove )

## Bedroom Four/ Study

7' 2" x 6' 9" ( 2.18m x 2.06m )

## Snug/ Play Room

12' 10" x 10' 6" Into alcove ( 3.91m x 3.20m Into alcove )

## Kitchen/ Diner

15' 3" x 19' 5" ( 4.65m x 5.92m )

## Utility Room

8' 8" x 9' 10" ( 2.64m x 3.00m )

## Landing/ Internal Hallway

## Bedroom One

15' 4" x 10' ( 4.67m x 3.05m )

## Bedroom Two

12' 9" x 10' 4" Into alcove ( 3.89m x 3.15m Into alcove )

## Bedroom Three

15' 1" Into bay x 12' 1" Into alcove ( 4.60m Into bay x 3.68m Into alcove )

## Bathroom

## Outside

## Front Garden

## Rear Garden

## Garage

34' 11" x 7' Max ( 10.64m x 2.13m Max )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Fairfield Park Road, Bath

- Detached family home with double storey extension
- Vast fitted kitchen/dining room with centre island and bi-fold doors across the rear
- Two receptions and downstairs cloakroom
- Four bedrooms plus Family bathroom - Master with Juliet balcony
- Large rear gardens & attached garden room/workshop

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

**£750,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/LAR105475](https://allenandharris.co.uk/Property/LAR105475)



Property Ref:  
LAR105475 - 0006

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