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ESTATE AGENT

35 Benjamin Street, Bradford-on-Avon, BA15 1FW.

Guide Price: £895,000

Far reaching views from this handsome town house set high above the town centre. Well-proportioned, flexible accommodation offering comfortable living spaces over three floors. Enclosed level garden, garage & parking. NO CHAIN to the right buyer.

The ground floor has a fashionably large dual aspect kitchen family room with adjoining utility room – the ideal space for cooking, eating & drinking with friends & family. The second reception could be a dining room, snug or playroom – your choice! The study is at the rear of the house with patio doors opening onto the garden. The first floor has the main reception with fireplace & views across the Avon valley. The master bedroom enjoys similar views & an ensuite shower room. The landings on both upper floors are impressively spacious with views to front & rear. The second floor has three further double bedrooms, two at the front with views & another plus the family bathroom are at the rear. This is a well-proportioned, naturally light, comfortable & flexible home. Almost designed for “work rest & play” under one high roof! Externally there is a lawned front garden behind a hedge & railings with garden gate leading to the front door via steps. The rear garden is enclosed with patio seating area, various planted beds & borders and a garden path leading to the garage & driveway.

Note; the garage is beneath a coach house at the bottom of the garden with private back door. This is on a separate lease as is usual in similar developments. The house itself is freehold. Estate management charges apply. Offered with NO CHAIN to the right buyer...

Bradford-on-Avon offers enviable market town amenities including; good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course canal, river and country walks. The railway station offers a picturesque ride to Bath and Bristol city centres for high street shopping, entertainment and night life.

- Comfortably presented family home
- Lengthy kitchen breakfast/family room
- Four bedrooms & two bathrooms
- Dining room plus study & utility
- Dual aspect living room with fireplace
- Enclosed garden, garage & parking





*Comfortably designed
living spaces*

Views for miles & miles

Gardens & Garage

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