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ESTATE AGENT

7 Sandy Leaze, Bradford-on-Avon, BA15 1LX

£750,000.

Flexible accommodation over two floors with two staircases comprising of five bedrooms, two bathrooms, west facing rear garden, garage & ample driveway parking in a popular peaceful location. No onward chain.

This is a well-loved family home, requiring some modernisation that has not been on the market for over 55 years! The ground floor offers well proportioned & flexible accommodation. Once inside we find a welcoming entrance hall. The living room with focal fireplace has a large picture window, faces the front overlooking the front garden. Across the hallway is a double bedroom (flexible accommodation here) also faces the front with large picture window. We have a kitchen breakfast room overlooking the rear garden & separate utility room housing the washing machine and boiler - from here you can access the rear garden. There is a separate dining room with wooden staircase to upstairs. Lastly on the ground floor is the main family bathroom/shower room, a double bedroom facing the rear garden with access to a further shower room & separate w.c. Upstairs via two staircases are three bedrooms with good cupboard storage & eaves storage.

Externally there is ample driveway parking for three cars on a gentle slope, a small lawned front garden & single garage. The west facing, tiered mature rear garden is also on a gentle slope, has a patio area, is mostly lawned and well planted.

Bradford-on-Avon boasts good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course beautiful canal, riverside and country walks. The railway station offers a picturesque ride to Georgian Bath for city centre shopping, lots of restaurants, tourist attractions, entertainment and night life.

- Detached family home requiring updating
- Five bedrooms & two shower rooms
- Sought after location **EPC - D**
- Kitchen breakfast room & separate utility
- Living room with fireplace & dining room
- Garden, garage & ample parking **No chain**





Flexible living spaces

Sought after location

Peaceful Cul de Sac

