

whiteley helyar



1,255 ft²



3/4 bedrooms



2 bathrooms &
cloakroom



double garage,
single garage &
driveway parking

Guide Price £650,000

25 Haviland Grove, Bath, BA1 4JP

An extended, three double bedroom detached family home, on a generous plot, and with the superb benefit of both double & single garages. Originally the house the builder kept as his own residence, the kitchen & dining room have recently been opened up to create a wonderful social space, with two further receptions rooms offering the opportunity for a ground floor bedroom.

ACCOMMODATION

enclosed porch
entrance hall
kitchen/dining room with double doors to garden
bay fronted sitting room
family room/ground floor bedroom
three further double bedrooms
modern bathroom
utility room and WC

EXTERNALLY

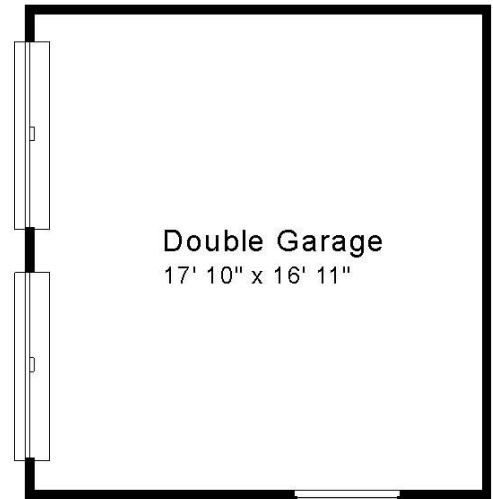
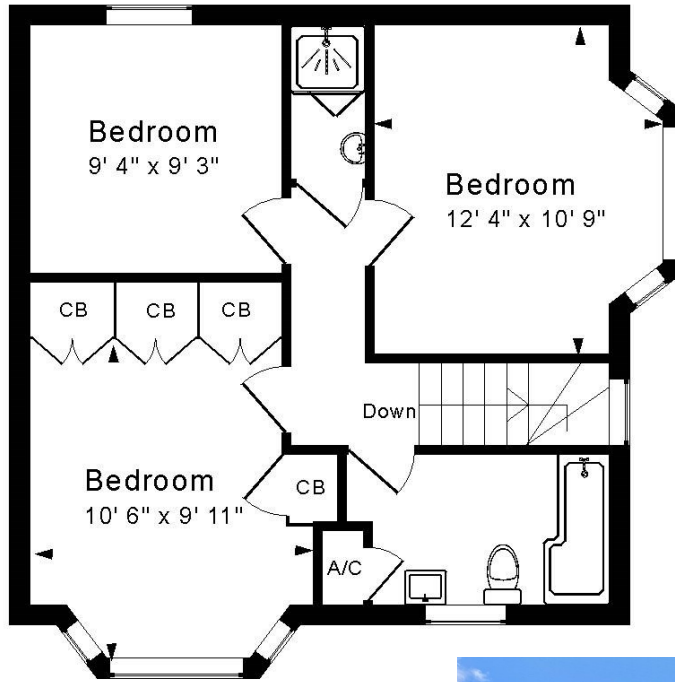
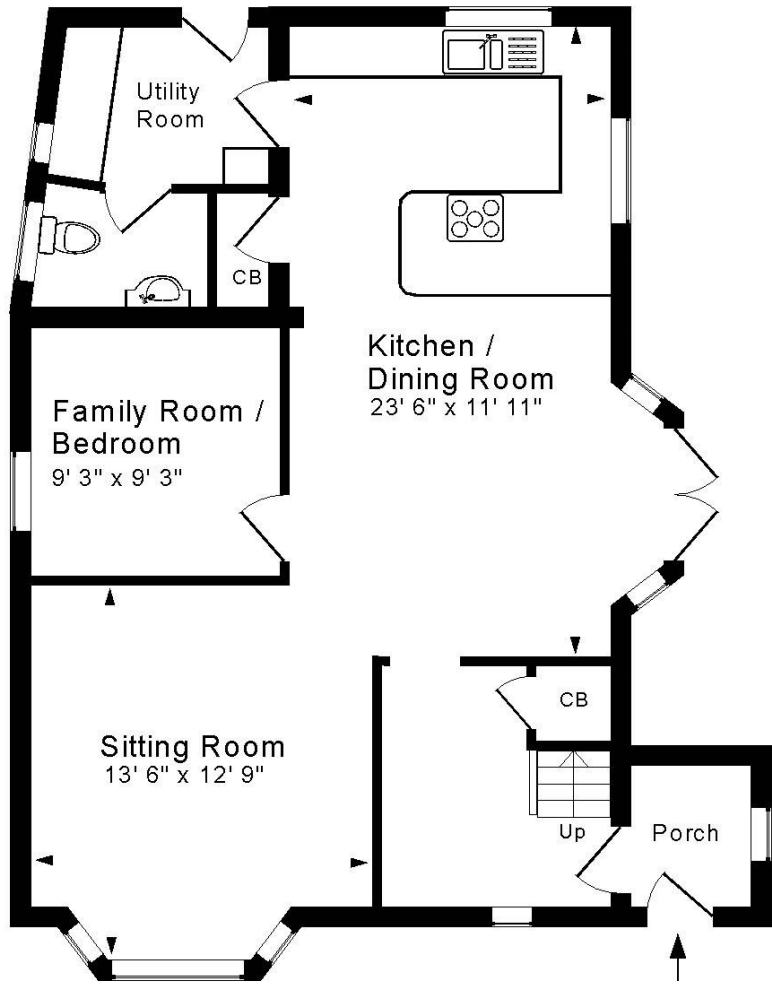
The garden wraps around the side of the house as well as to the rear. The double doors from the dining area open onto a good-sized patio bordered by flower beds, while the remainder of the garden is laid to lawn. The double garage is accessed by an 'in and out' driveway, which also offers off-street parking, whilst there is a further single garage with hardstanding to the rear of the plot.

LOCATION

The property occupies a very popular location, just a very short walk from the outstanding Weston All Saints Primary School. The many shops and amenities in Weston High Street, the Royal United Hospital and Chelsea Road are close to hand - as are walks through fabulous rolling countryside. The house is well served by buses to the centre - less than 3 miles away, whilst swift access to the M4 is available without the need to cross the city.







Council tax: 'E' £2,454.89
Tenure: Freehold

Ground Floor

Approx. Gross Internal Floor Area 1,255 Sq. Ft. / 117 Sq. M

Includes Porch. Excludes Garage

For identification purposes only. Not to scale.

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Drawing Number: 172-0744

25 Haviland Grove, Weston, Bath, BA1 4JP.

First Floor

