

whiteley helyar



2,095 ft²



4 double
bedrooms



3 bathrooms



garage and
driveway

Guide Price £1,100,000

28 Waller Gardens, Bath, BA1 9DJ

A stylish and beautifully presented four double bedroom detached house with generous garage and driveway positioned in this highly sought after development on the prime northern slopes of Bath. This versatile house offers over 2,000 square feet of bright and spacious accommodation arranged over two floors.

ACCOMMODATION

Entrance hall
22ft kitchen/dining room with two sets of bi-folding doors to the garden
25 ft sitting room with bi-folding doors to the garden
Cloakroom
Utility room
Study
Master bedroom with Juliette balcony and en-suite shower room
Bedroom two with en-suite shower room
Two further double bedrooms
Family bathroom
Gas fired heating and double glazing
Generous garage

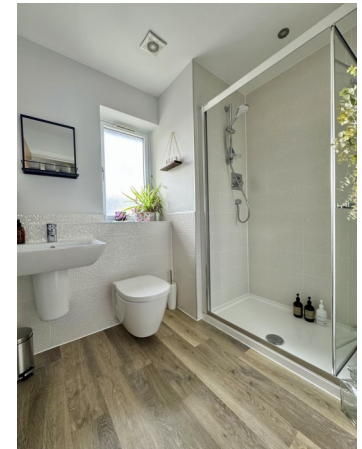
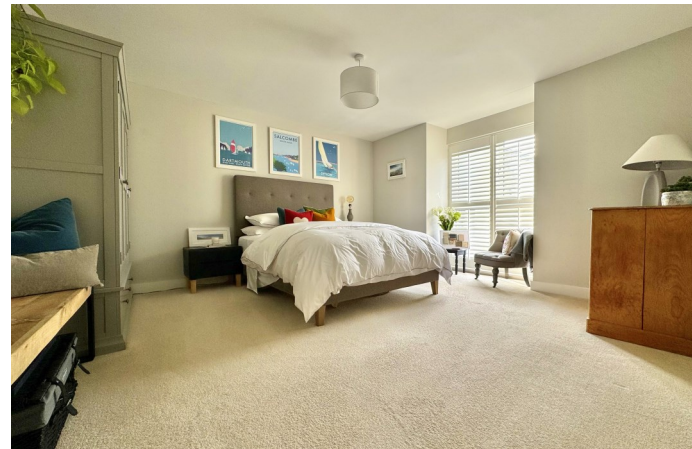
EXTERNALLY

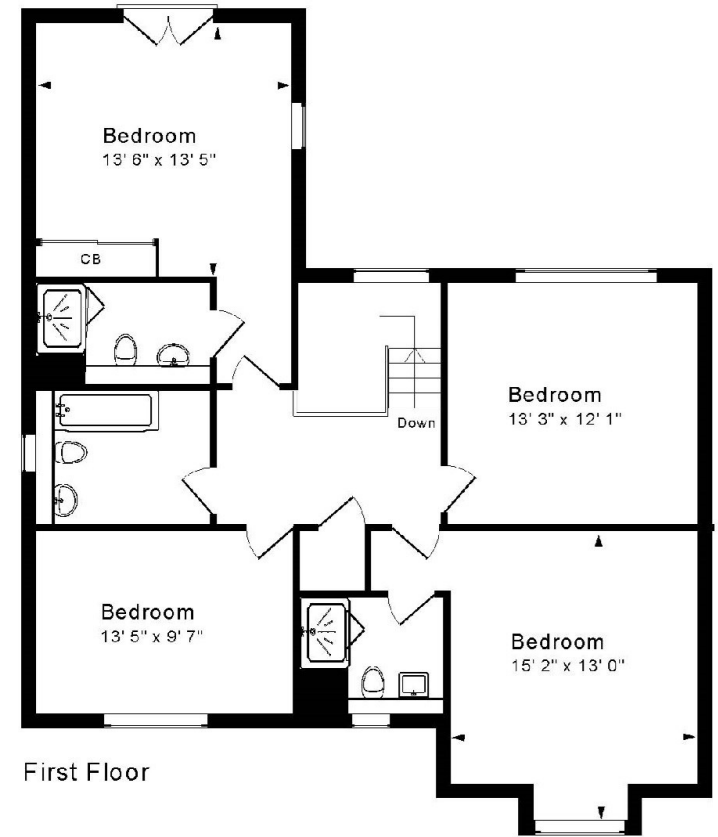
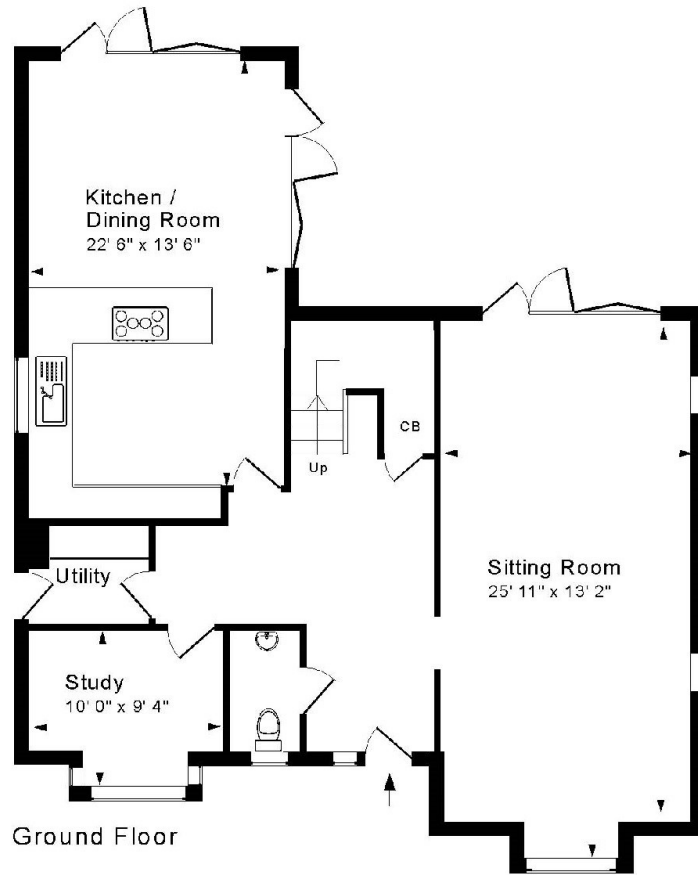
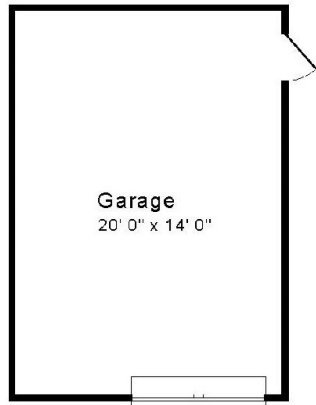
There is a small garden area in front of the house with gated pathway leading to the front door. To the side of the property is a large driveway providing space to park three vehicles in tandem. The enclosed rear garden is mostly laid to lawn with a patio area providing great space to entertain, planted with an array of bushes trees and shrubs to borders. The garden is enclosed by natural stone walling and benefits from gated side access opening to the driveway.

LOCATION

Waller Gardens is positioned within this sought after development on the northern slopes of Bath, thoughtfully built around various areas of open parkland incorporating a number of play areas for children as well as being well positioned for wonderful walks through open countryside. Various amenities are within a short walk (including The Hare and Hounds gastro pub, Kingswood and Royal High Schools), whilst the Abbot Alphege Academy Primary school and Spar convenience shop are close at hand within the development. A regular bus service is on hand to whisk you swiftly into the centre of Bath, some 2 miles away and the M4 motorway is also easily accessible without having to cross the city.







Approx. Gross Internal Floor Area 2,095 Sq. Ft. / 195 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
For identification purposes only. Not to scale. Copyright Jemesis Ltd 2024
Drawing Number: 172-0683
28 Waller Gardens, Lansdown, Bath, BA1 9DJ.

Energy Efficiency Rating		Current	Potential
<small>Best energy efficient - lower heating costs</small>			
A	85-92	85	92
B	79-84		
C	73-78		
D	67-72		
E	61-66		
F	55-60		
G	49-54		
<small>Not energy efficient - higher heating costs</small>			
England & Wales EU Directive 2002/91/EC			



Tenure: Freehold
Council Tax: 'G' £3,347.59

