

whiteley helyar



1,240 ft²



3 bedrooms



shower room &
W.C.



garage
& driveway

Guide Price £825,000

61 Cranwells Park, Bath, BA1 2YE,

A well presented three bedroom detached family home, in this most popular of peaceful cul-de-sacs, bordering Royal Victoria Park and offered with no onward chain. Boasting a fabulous southerly garden, along with garage and driveway parking, this wonderful property feels very tranquil, yet is just a short walk from the city centre.

ACCOMMODATION

Entrance hall
Sitting room with dual aspect
Dining room with double doors to sitting room
Conservatory with direct access to the terrace
Modern kitchen with integrated appliances
Three bedrooms, all with built-in cupboards
Contemporary shower room and separate ground floor W.C.

EXTERNALLY

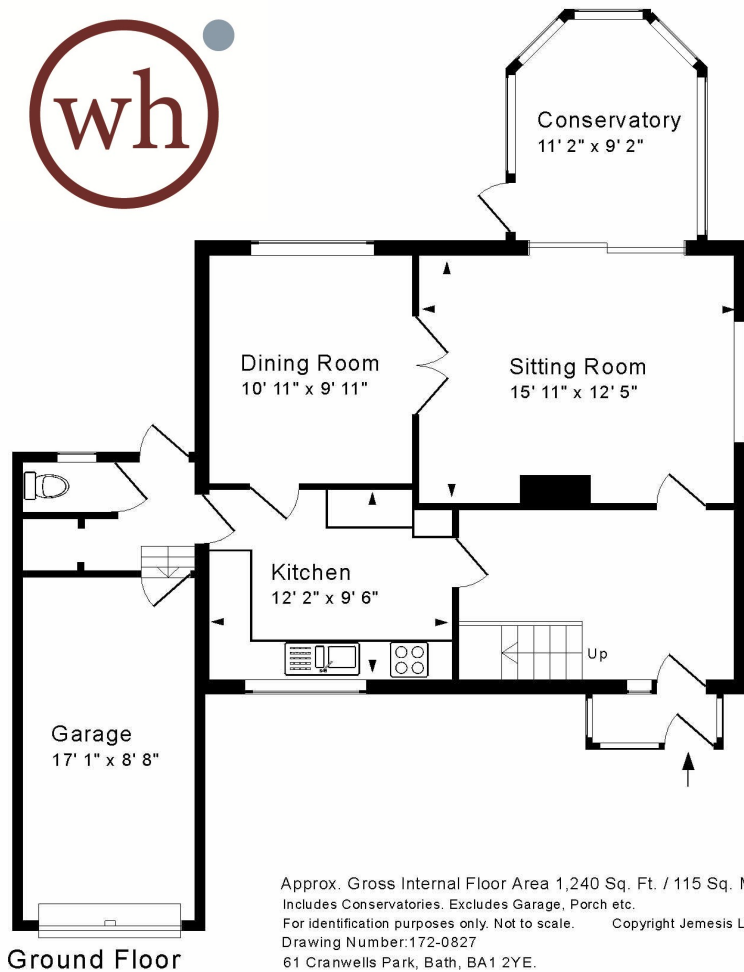
To the front of the house, there is a sizeable lawn with feature tree, which has the driveway running alongside to the garage. At the back of the house, a recently built paved terrace is accessed from both the conservatory and rear lobby, and provides the perfect spot for entertaining. A couple of steps then lead to the wonderfully mature garden, which is predominantly laid to lawn, with planted borders and shrubs. Beyond this is less formal area of garden which has an almost copse feel about it, with some larger trees and fabulous wildflowers.

LOCATION

The house occupies a lovely position, being quiet yet very handily placed towards the end of this select "no through" road. It is very close to Royal Victoria Park - with its superb Botanical Gardens, extensive children's playground, golf and tennis - is within a mile or so of the city centre and offers easy access to the M4 without having to cross the city. The house is also very close to Snapdragons Nursery, King Edwards Pre-Prep, both Royal High & Kingswood Junior and Senior Schools and it is also within walking distance of the Royal United Hospital.







Approx. Gross Internal Floor Area 1,240 Sq. Ft. / 115 Sq. M
Includes Conservatories. Excludes Garage, Porch etc.
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Freehold
Council tax band – E = £2,706.67

