

whiteley helyar



1,335 ft²



3 double
bedrooms



bathroom



garage &
driveway parking

Guide Price £850,000

3 Woodland Grove, Bath, BA2 7AT

A well-presented double fronted detached family home in this sought after cul-de-sac offering great potential to extend subject to the relevant consents.

ACCOMMODATION

entrance hall
double aspect sitting room
dining room

utility room
three double bedrooms
family bathroom

EXTERNALLY

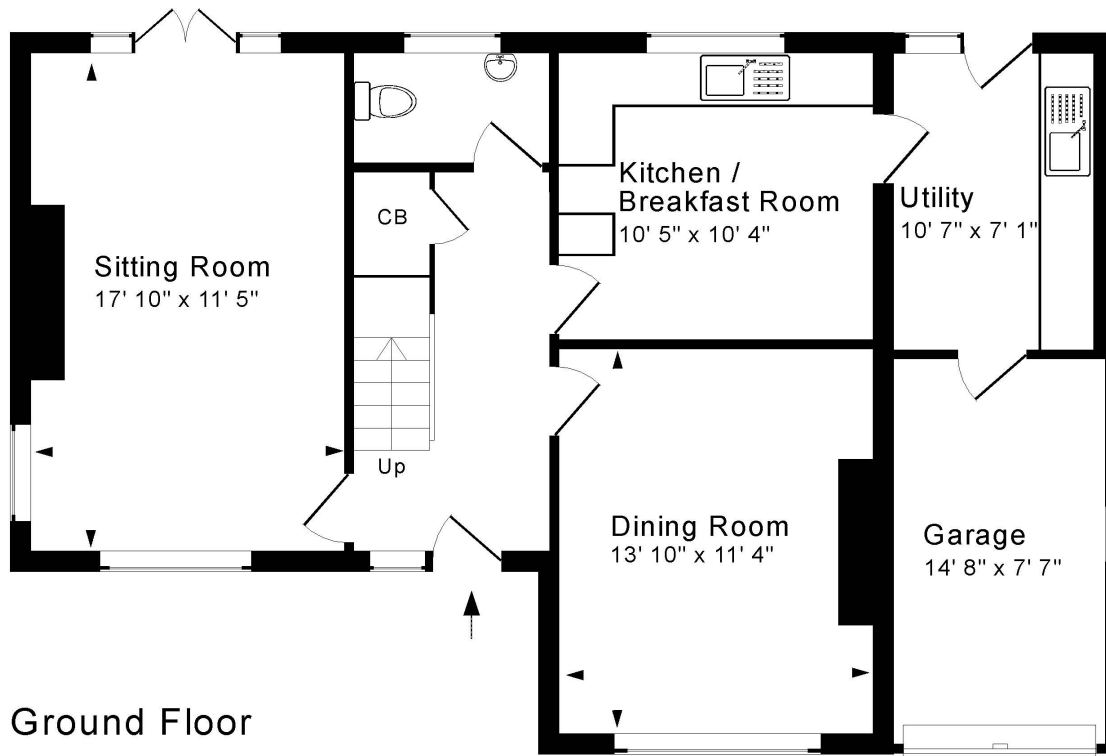
The property sits on an attractive plot and offers gardens to front and rear. There is a driveway to the front of the property providing space to park several vehicles as well as a generous area of lawn bordered by bushes and shrubs. The large lawned rear garden is planted with flowers shrubs and trees to borders with wild garden to the rear encouraging wild flowers and wildlife.

LOCATION

The house occupies a most convenient and popular position on the city's Southern slopes. It is very close to the excellent range of facilities at the University - which, in addition to the countless sports facilities, include a post office and supermarket - whilst there is a frequent bus service into the city centre, just 1.5 miles away. Ralph Allen, King Edwards, Prior Park, Combe Down and Monkton Combe Schools are all nearby, as are Combe Grove Country Club, Bath Clinic and Bath Golf Club - whilst wonderful walks through lovely National Trust woodland or along the fabulous 6 mile Bath Skyline walk are close at hand.







Ground Floor

Approx. Gross Internal Floor Area 1,335 Sq. Ft. / 124 Sq. M

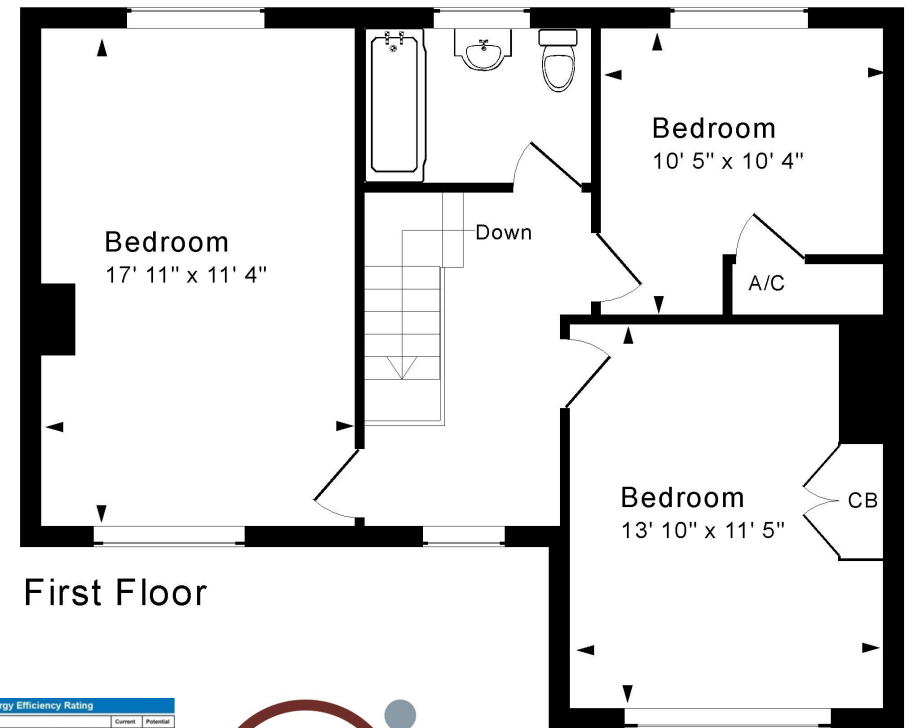
Excludes Garage

For identification purposes only. Not to scale.

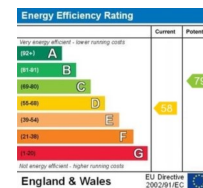
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Drawing Number: 172-0590

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First Floor



Tenure: Freehold
Council tax band: 'F' £2,901.24

