



 Home  
ESTATE AGENTS & BATH

£500,000

Energy Efficiency Rating: C

## Langdon Road, Bath, BA2 1LT.

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An excellent opportunity has arisen to purchase this upgraded and extended four double bedroom stone built detached property set over three floors and originally marketed as 'The Heathfield' in this prestigious development. The benefits include separate garden building, spectacular panoramic views and planning for a two storey extension. The property briefly comprises a lounge, dining room, Kitchen, utility room, very large balcony, four double bedrooms, bathroom, further shower room and various good sized areas of hall and landing. There is a very useful integral garage within the property. The front garden is laid mainly to landscaping with a private driveway. The rear garden is laid to lawn and patio with a very impressive elevated wooden cabin building as well. The property is situated in a highly sought after location with an abundance of good schools in the area. The shops and cafés of Moorland Road are within easy reach. There are various gyms nearby as well as the Linear Park Cycle Path, Bath City Farm and Costa Coffee. There is good access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised to view this superb house.

**Entrance Lobby:**

UPVC part double glazed door with stained glass to front aspect, UPVC double glazed windows to front aspect, laminate flooring.

**Entrance Hall:**

Single glazed double doors to front aspect, open fronted cupboard, laminate flooring, stairs rising to first floor landing.

**Bedroom: 3.89m x 2.61m**

UPVC double glazed window to front aspect, radiator, built in understairs cupboard, picture rail, ceiling coving, laminate flooring.

**First Floor:**

**Lounge: 4.83m(max) x 4.68m(max)**

UPVC double glazed sliding double doors to front aspect, UPVC double glazed window to front aspect, radiator, Charnwood wood burning stove, built in shelving, picture rail, large balcony with wrought iron railings spectacular views across the City Centre, Bathwick and Bear Flat.

**Dining Room: 3.75m x 2.62m**

UPVC double glazed trifold doors to rear aspect, radiator, internal window with stained glass, picture rail, laminate flooring, pleasant aspect to rear garden.

**Kitchen: 2.87m (max) x 2.41m(max)**

UPVC double glazed window to front aspect, range of base and wall mounted units, 1½ bowl stainless steel sink drainer unit with mixer tap, integrated electric hob, double cooker, integrated cooker hood, plumbing for dishwasher, tiled splashbacks, laminate flooring, views.

**Lobby: 1.9m x 1.57m**

Part glazed door to rear aspect, radiator, laminate flooring.

**Shower Room:**

UPVC double glazed window to side aspect, radiator, wall mounted wash basin, shower unit with ornamental tiles, WC.

**Utility Room: 2.37m x 1.74m**

UPVC part double glazed door to side aspect, UPVC double glazed window to rear aspect, range of base and wall mounted units, heated towel rail, wash basin with mixer tap, plumbing for washing machine.

**Second Floor**

**Landing:**

UPVC double glazed stained glass window to rear aspect, built in cupboard containing immersion tank, loft access, doors to all rooms.

**Bedroom: 3.96m(max) x 2.85m(max)**

UPVC double glazed bay window to front aspect, radiator, picture rail, dado rail, spectacular panoramic views.

**Bedroom: 3.14m x 2.85m**

UPVC double glazed window to front aspect, radiator, dado rail, spectacular views.

**Bedroom: 2.30m x 2.18m**

UPVC double glazed window to rear aspect, radiator, picture rail, dado rail, pleasant aspect towards garden.

**Bathroom:**

UPVC double glazed window to rear aspect, wash basin within vanity unit, panelled bath with shower over, WC, heated towel rail, wall tiles.

**Garage/Parking:**

Secure integrated garage with electrical connection, containing Worcester gas boiler, fuse box, up and over door and private parking to the front.

**Front Garden:**

Laid mainly to landscaping with flower beds and shrubs, electricity meter, gas meter, spectacular panoramic views.

**Rear Garden:**

Landscaped west facing garden laid to lawn and patio, stone walls, side pedestrian access, flower beds and shrubs. Detached wooden building (4.88m x 2.47m) with UPVC double glazed patio doors to front aspect, double glazed window to side aspect, electrical connection, elevated position with views towards Bear Flat.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk*

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# £500,000


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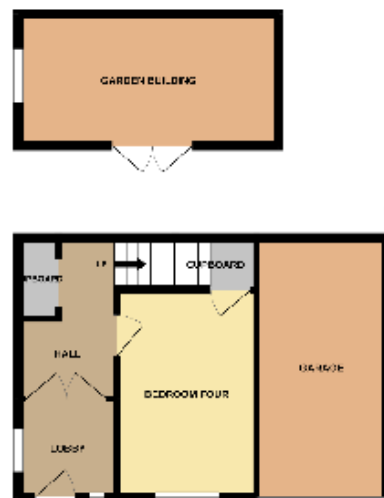
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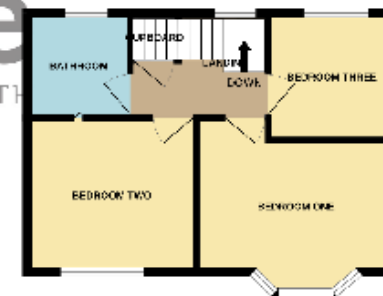
GROUND FLOOR



1ST FLOOR



2ND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of items, windows, doors and any other fixtures are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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