



Home
£485,000

Langdon Road, Bath, BA2 1LS.

An excellent opportunity has arisen to purchase this stunning and substantial stone built four bedroom detached property originally marketed as 'The Eastfield' in a cul de sac location on this sought after and prestigious development. The benefits include gas heating, double glazing and a private driveway. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.

Energy Efficiency Rating: C



An excellent opportunity has arisen to purchase this stunning and substantial stone built four bedroom detached property originally marketed as 'The Eastfield' in a cul de sac location on this sought after and prestigious development. The benefits include gas heating, double glazing and a private driveway.

The property briefly comprises a hall, lounge, kitchen/dining room, four bedrooms, one with en suite, and a bathroom. Externally, there is a very well proportioned driveway for several cars as well as an attached garage. The rear garden is very secluded and laid to lawn and patio.

The property has been upgraded to an exceptionally high standard by the current owners. There are an abundance of good schools in the area. The shops and cafés of Moorland Road are in very close proximity. There are various new gyms nearby. The property offers very good access to the city centre, the universities and Bristol Beyond. Early viewings advised. Please call 01225 463006 to arrange an internal inspection.

Entrance Porch:

Covered porch with stone walls.

Entrance Hall:

Part glazed door to front aspect, radiator, stairs rising to first floor level.

Lounge: 4.05m MAX x 3.9m MAX

UPVC double glazed window to front aspect, 2x radiators, understairs cupboard, decorative wooden door, views towards Sion Hill and northern slopes.

Kitchen/Dining Room: 4.86m x 2.97m

UPVC double glazed door to rear aspect, 2x double glazed windows to rear aspect, radiator, range of base and wall mounted units, 1 ½ bowl composite sink drainer unit with mixer tap, integrated electric hob, electric cooker, integrated cooker hood, dishwasher, plumbing for washing machine, tiled splashbacks, fuse box, cupboard containing Valliant gas boiler, laminate flooring, pleasant garden aspect.

First Floor Landing:

UPVC double glazed window to side aspect, radiator, built in cupboard containing pressurised tank, decorative wooden doors to all rooms.

Bedroom: 3.51m MAX x 3.01m MAX

UPVC double glazed window to rear aspect, radiator, laminate flooring, pleasant garden aspect.

Bedroom: 3.61m x 2.68m

UPVC double glazed window to front aspect, radiator, laminate flooring, panoramic views.

Bedroom: 2.09m x 1.99m

UPVC double glazed window to front aspect, radiator, panoramic views.

Bathroom:

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

Second Floor landing:

Velux window to front aspect.

Bedroom: 4.77m MAX x 3.52m MAX

UPVC double glazed window to rear aspect, Velux window to front aspect, ornamental radiator, laminate flooring, panoramic views and pleasant garden aspect.

En suite:

UPVC double glazed window to rear aspect, wash basin with

En suite:

UPVC double glazed window to rear aspect, wash basin with vanity unit, shower cubicle with decorative tiles, WC, heated towel rail.

Garage/Parking:

Garage attached to the property with up and over door, gas meter, electricity meter. Private driveway for several cars.

Front Garden:

Laid mainly to landscaping.

Rear Garden:

Laid mainly to lawn with areas of patio and decking, outside tap, landscaping flower beds and shrubs.

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

www.ahaea.co.uk

£485,000

22 Langdon Road
Bath
BA2 1LS

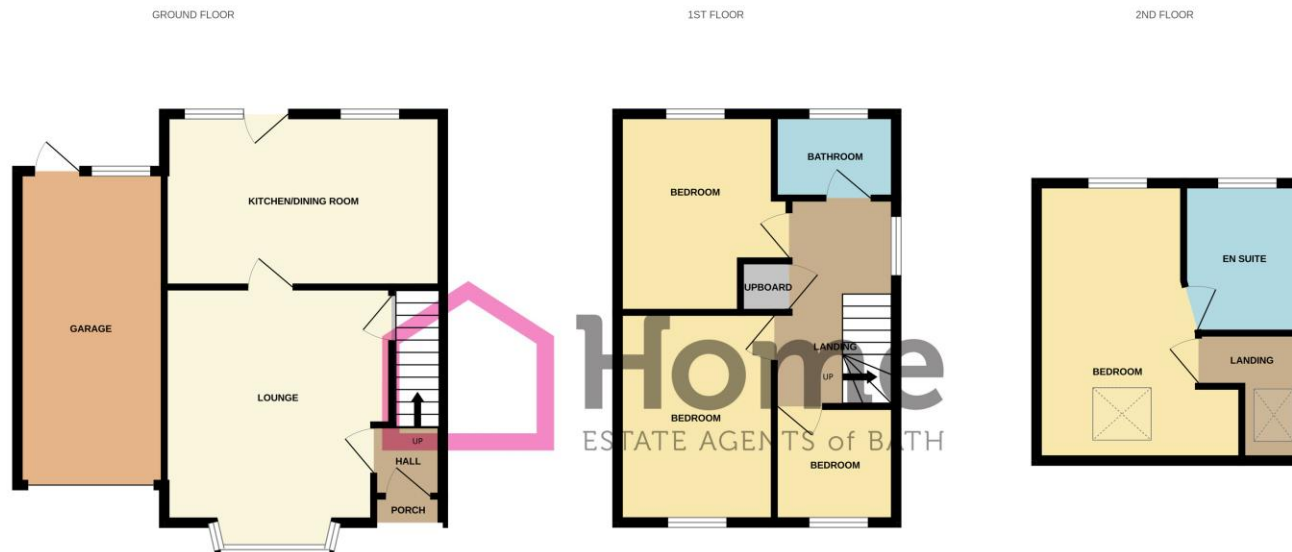
Call now, visit us in
branch or go online to
book your viewing.

 01225 463006

 sales@ahea.co.uk

 @at_home_bath

 @Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
Made with Metropix ©2025

DISCLAIMER

Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801