

whiteley helyar



2,245 ft²



5 bedrooms



3 bathrooms & cloakroom



garage & driveway

Guide Price £ 1,100,000

6 The Furlong, Lansdown, Bath, BA1 9AY



A stylish, spacious and very well presented 'nearly new' detached house with a fabulous garden room extension on the edge of this highly sought after development on the prime northern slopes of Bath.

ACCOMMODATION

- 5 double bedrooms
- kitchen/dining room with bi-fold doors to garden
- sitting room
- study
- double/triple glazing
- beautiful landscaped gardens
- 2 bathrooms and en-suite shower room
- utility/cloak room
- fabulous triple glazed garden room
- gas fired heating with some additional underfloor
- air conditioning unit in the principal bedroom
- garage and driveway parking

EXTERNALLY

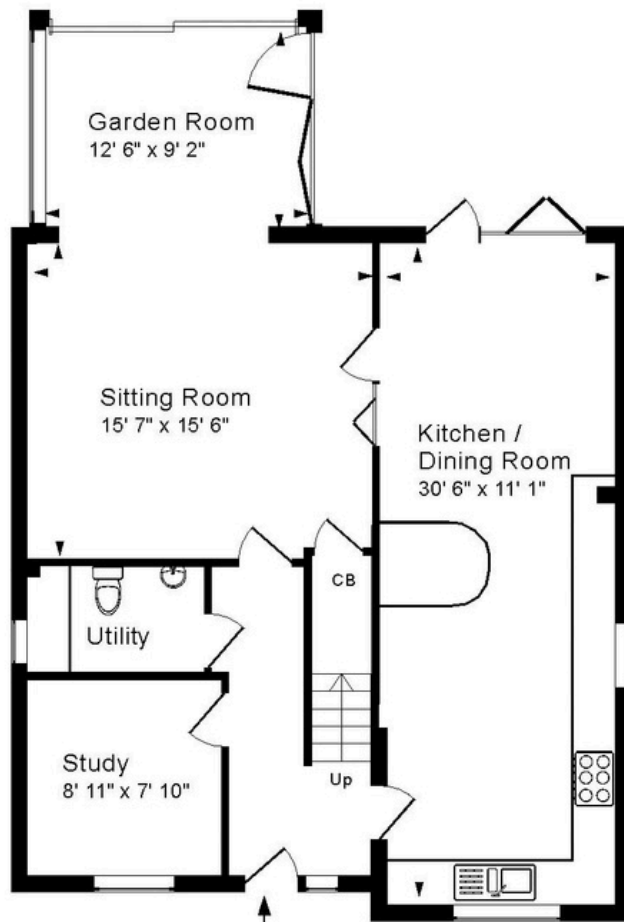
The house stands in delightful gardens. To the front they are laid to a small lawn with planted borders and a pathway leading to the door. The rear garden is enclosed and has been beautifully landscaped, cleverly designed with an array of specimen shrubs, bushes, trees, a level lawn, flower and herbaceous borders. Directly off the house is a paved patio area providing great space to entertain and a gated driveway leads to the garage and provides parking for additional vehicles.

LOCATION

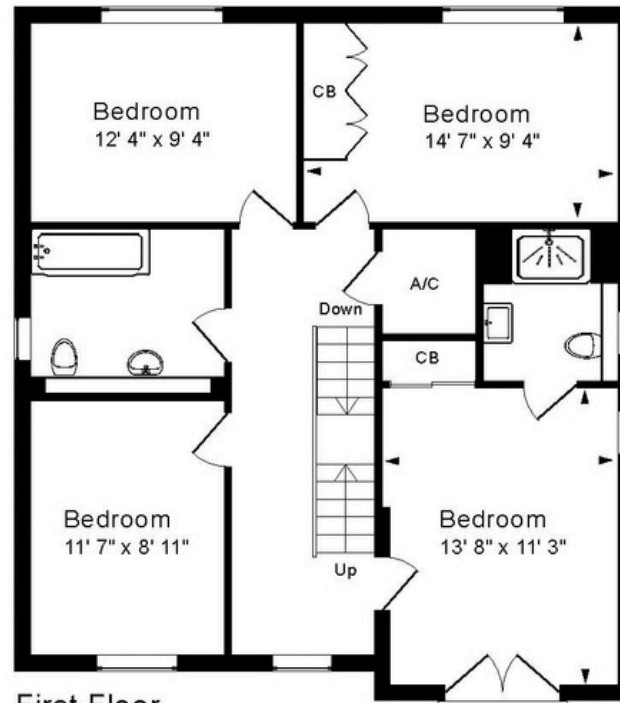
6 The Furlong is very well positioned within this sought after development opposite mature trees and a green space on the northern slopes of Bath, thoughtfully built around various areas of open parkland incorporating a number of play areas for children as well as being well placed for wonderful walks through the rolling open countryside nearby. Various amenities are within a short walk (including The Hare and Hounds gastro pub, Kingswood and Royal High Schools), whilst the well stocked Spar convenience shop/Post Office is close at hand within the development. A regular bus service is on hand to whisk you swiftly into the centre of Bath (just over 2 miles away) and the M4 motorway is also easily accessible without having to cross the city.



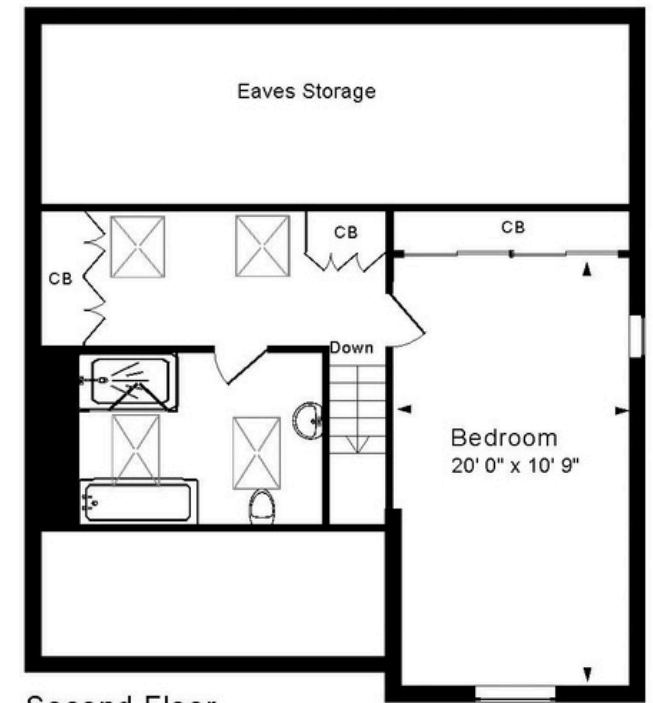




Ground Floor

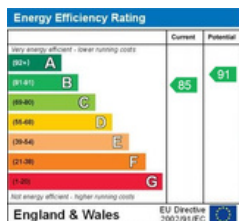


First Floor



Second Floor

Approx. Gross Internal Floor Area 2,245 Sq. Ft. / 209 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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 Drawing Number:172-0925
 6 The Furlong, Lansdown, Bath, BA1 9AY.



Tenure Freehold
Council Tax band 'G' = £3,875.45 (26/27)

