

# whiteley helyar



2,400 ft<sup>2</sup>



5 bedrooms



3 bathrooms



resident's permit  
parking

Guide Price                      £1,250,000

Sherford House, Lansdown Road, Bath, BA1 5SU

A stunning four/five bedroom Edwardian semi-detached house in this most sought after of locations, just to the north of the city centre. Retaining many original features, and offering wonderfully proportioned rooms, this fabulous family home sits on one of the larger plots and is offered with no onward chain.

### ACCOMMODATION

Entrance hall  
Bay-fronted sitting room with feature fireplace  
Dining room with fitted alcove display cabinets  
Kitchen/breakfast room with access to the garden  
Garden room with glazed double doors to the garden

Utility room & W.C.  
Four double bedrooms  
Further single bedroom/office  
Three bath/shower rooms

### EXTERNALLY

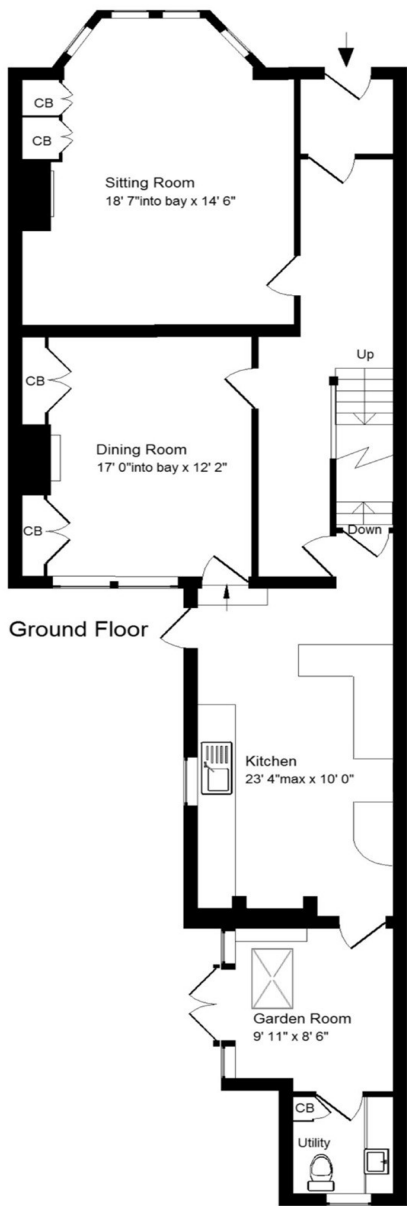
The house sits back from the road, and is approached through a mature front garden, with slate chippings and gravel, along with planted borders, creating a low maintenance space. Gated side access opens to a patio sitting adjacent to the kitchen & garden room, which provides a lovely, private dining area. A couple of steps up then lead to a lawned area, flanked by flower beds, with a further small patio and garden storage area beyond.

### LOCATION

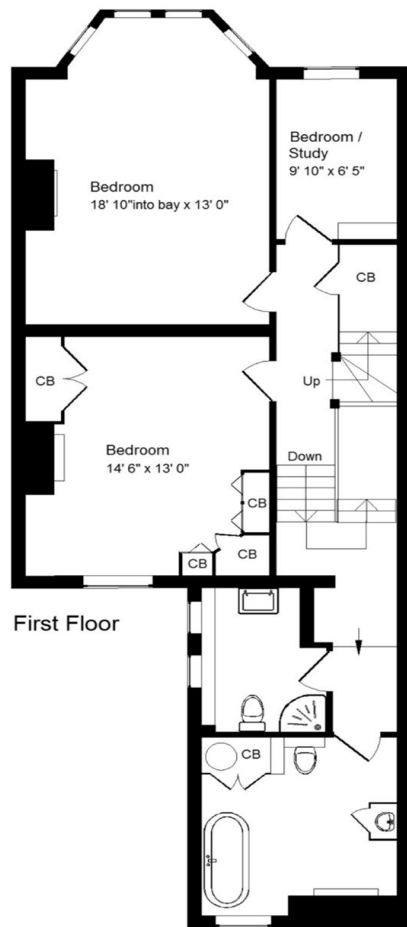
The property stands well back from the road in this select and extremely popular position, within walking distance of St Stephens, Royal High and Kingswood Schools. The very centre of Bath is within a mile or so, whilst there is a regular bus service close at hand and swift access to the M4 is available without having to cross the city.



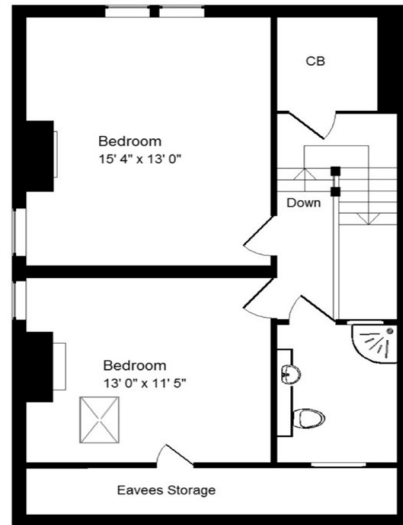




Ground Floor



First Floor



Second Floor

Approx. Gross Internal Floor Area 2,400 Sq. Ft. / 223 Sq. M  
Includes Conservatories. Excludes Garages, Porches etc. unless stated  
For identification purposes only. Not to scale.  
Sherford House, Lansdown Road, Lansdown, Bath, BA1 5SU.

**Tenure:** Freehold  
**Council Tax:** 'G' £3875.45 (26/27)



Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	75

