



**£600,000**

Council Tax Band: B

Energy Efficiency Rating: C

## Langdon Road, Bath, BA2 1LT

Home Estate Agents are favoured with the instructions to market this phenomenal substantial stone built five double bedroom detached property originally constructed as 'The Kingsley' in 1987 as part of the prestigious Southdown Park Development. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.





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The benefits include an abundance of character, private parking and spectacular panoramic views. The property briefly comprises a lounge, conservatory, kitchen/dining room, dressing room, utility room, five double bedrooms a master suite, and a further bathroom, as well as areas of hall, porch and landing.

To the front of the property there is a high quality block paved driveway and an area of landscaping overlooked by the well proportioned balcony with stunning views across the city.

The secluded rear garden has a wonderful patio area and is also laid to lawn with a westerly aspect.

Upgraded to a high standard by the current owners, this remarkable executive property is situated in a highly sought after location.

There is an interesting assortment of local shops and cafés nearby in Moorland Road. Local restaurants include The Moorfields and the legendary Café 84. There are particularly good gyms in close proximity as well as the Linear Park Cycle Path. Bath City Farm is also within very easy reach.

The property offers extremely good access to the city centre, the Universities and Bristol beyond.

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#### **Entrance Porch:**

UPVC part double glazed door to front aspect, UPVC double glazed windows to front aspect.

#### **Entrance Hall:**

Single glazed double doors to front aspect, radiator, panelling and Dado rail, stairs rising to first floor landing.

#### **Bedroom:**

UPVC double glazed window to front aspect, radiator, built in cupboards, wooden flooring.

#### **Master Suite:**

UPVC double glazed window to side aspect, radiator, wash basin within vanity unit, shower cubicle with choice of attachments, WC, bidet, wall tiles, wooden flooring.

#### **Dressing Room:**

Radiator.

#### **Utility Room:**

UPVC double glazed window to side aspect, range of base and wall mounted units, single drainer stainless steel sink drainer unit with mixer tap, plumbing for washing machine, Vaillant gas boiler, tiled splashbacks.

#### **Store Room:**

Heated towel rail, fuse boxes.

#### **First Floor Landing:**

Built in storage cupboard, doors to all rooms, stairs rising to the top floor.

#### **Lounge:**

UPVC double glazed window to full width balcony, radiator.

#### **Kitchen/Dining Room:**

UPVC double glazed patio doors to side aspect, UPVC double glazed windows to side aspect, 2x radiators, range of base and wall mounted units, stainless steel sink unit with mixer tap, integrated gas hob, cooker, integrated cooker hood, fridge, freezer, dishwasher, tiled splashbacks, floor tiles, pleasant garden aspect.

#### **Conservatory:**

UPVC double glazed patio doors to side aspect, radiator, UPVC double glazed windows to side and rear aspects, ornamental natural stone walls, floor tiles, pleasant garden aspect.

#### **Bedroom:**

UPVC double glazed bay window to front aspect, radiator, built in cupboard, spectacular panoramic views.

#### **Bedroom:**

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

#### **Bathroom:**

UPVC double glazed window to rear aspect, pedestal wash basin, panelled bath with shower attachment, WC, heated towel rail.

#### **Second Floor Landing:**

Stairs to lower floors

#### **Bedroom:**

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

#### **Bedroom:**

UPVC double glazed window to side aspect, radiator, eaves storage.

#### **Parking:**

Well proportioned private driveway with ornamental block paving.

#### **Front Garden:**

Laid mainly to landscaping, meters external to property.

#### **Rear Garden:**

Laid mainly to lawn and patio with flower beds and shrubs, side pedestrian access.

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

[www.ahea.co.uk](http://www.ahea.co.uk)

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BA2 1LT.

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branch or go online  
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viewing.

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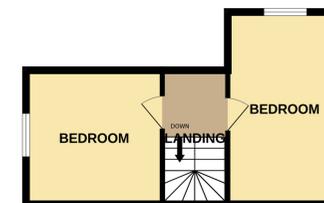
GROUND FLOOR



1ST FLOOR



TOP FLOOR



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.  
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