



24 Worcester Park, Bath, BA1 6QU  
Guide Price £530,000

DANIEL JONES  
— PROPERTIES —



**Bedrooms: 3**  
**Bathrooms: 1**  
**Receptions: 1**

Nestled on a generous and mature corner plot in the peaceful and highly sought-after area of Larkhall, this semi-detached home offers a superb combination of space, comfort and future potential, located just over a mile from the vibrant centre of Bath. The property provides well-balanced accommodation with scope to extend or reconfigure, subject to the necessary permissions. The ground floor begins with a porch and entrance hall offering practical storage, leading into a spacious 23-foot dual-aspect sitting and dining room. This bright and airy space features attractive wooden flooring and patio doors opening onto the garden, making it ideal for both relaxing and entertaining. The adjoining galley-style kitchen is well arranged for efficiency, with rear access and clear potential to extend or open into the dining area to create a larger open-plan living space. Upstairs, there are three well-proportioned bedrooms, including two doubles and a generous single, all served by a sizeable family bathroom fitted with a four-piece suite and benefiting from plenty of natural light. There is also further potential to extend into the loft, subject to any required consents.

Externally, the property enjoys manageable gardens to both the front and rear. The leafy front garden is laid to lawn and framed by mature planting, while a longer-than-average driveway provides parking for several vehicles and leads to a single garage with power, light and workshop space. The rear garden is private, level and west-facing, offering multiple seating areas for outdoor dining and relaxation, along with undercroft storage, sheds and a timber garden studio with power and lighting, ideal for hobbies or adaptable as a home office.



Larkhall is a thriving Bath community offering a range of independent shops & amenities around its square, including 'The Village' (a café by day and wine bar at weekends), a butcher, deli, greengrocer, bookshop and Co-op. This well-connected and popular area benefits from well-regarded schools, nurseries and the nearby Alice Park, which has a café, tennis courts and a skate park. The Rondo Theatre and the New Oriel Hall provide cultural entertainment, while the annual Larkhall Festival adds to the local fun.

Excellent transport links provide easy access to the A46 and M4 corridor, and scenic walks can be enjoyed along the Kennet and Avon Canal and surrounding countryside, with nearby villages such as Charlcombe, Woolley and Upper Swainswick offering further opportunities to explore.

#### Additional Information

Tenure: Freehold Semi-Detached House

Council Tax Band: D

Current EPC Rating: C (71)

Potential EPC Rating: B (83)

Services:

Double glazing

Mains gas central radiator heating

Mains electricity supply

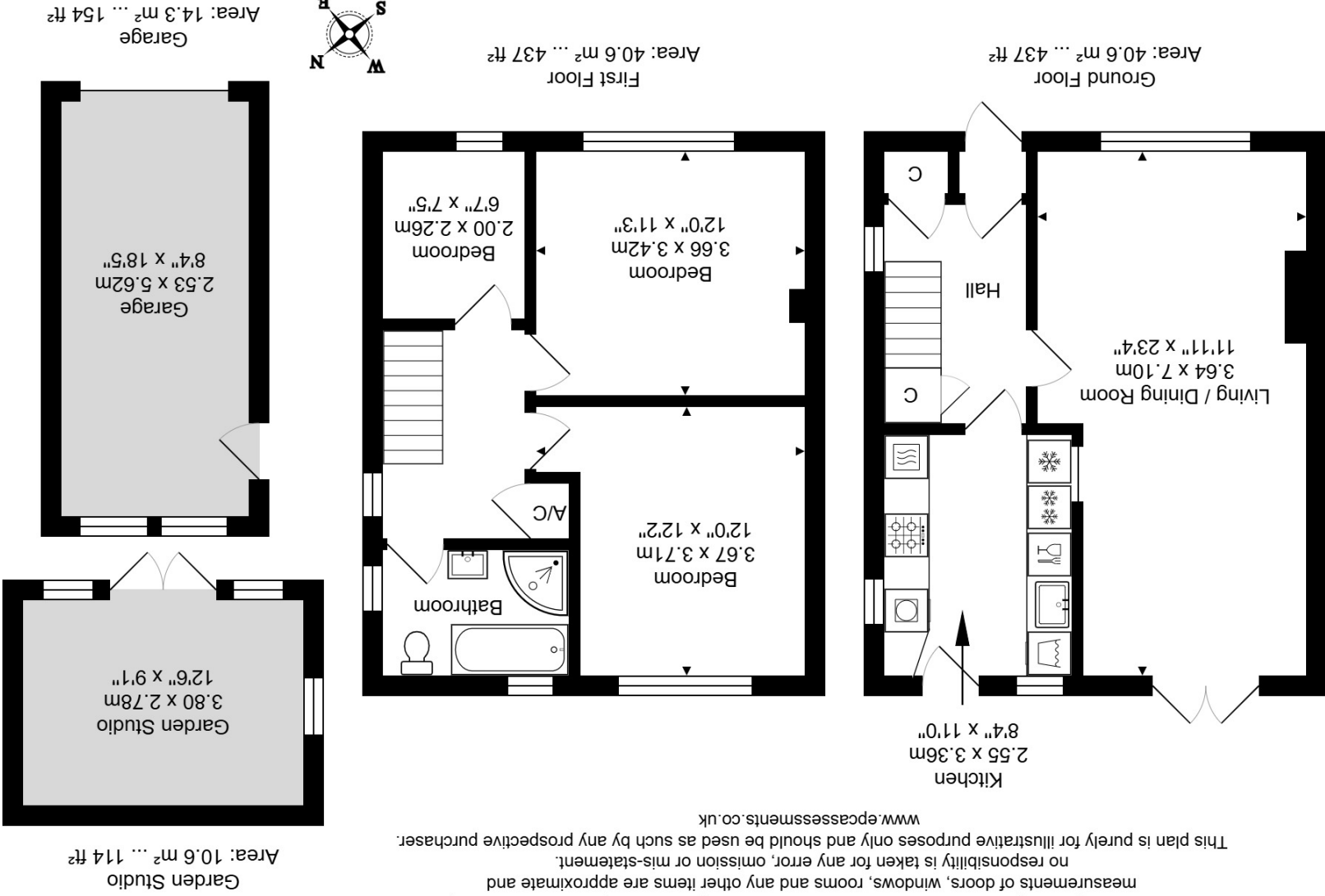
Mains water supply

Mains drainage supply

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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 purely for illustrative purposes only and should be used as such by any prospective purchaser. [www.epcassessments.co.uk](http://www.epcassessments.co.uk)



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