

£425,000

Energy Efficiency Rating: TBC

Langdon Road, Bath.

@ Home Estate Agents are favoured with the instruction to market this extended and most spacious 4 bedroom detached family house. Set over 3 floors and in excellent order throughout, the property benefits from stunning 'city' views, gas heating, double glazing and a detached studio/home office.









@Home Estate Agents are favoured with the instruction to market this extended and most spacious 4 bedroom detached family house offered in excellent order throughout. The property is set over 3 floors and has been tastefully extended to the rear, offering an additional reception room and utility room. The benefits comprisise of:- gas central heating, double glazing, a full length balcony to the front which enjoys 'city' views, landscaped gardens and a fully insulated detached studio in the garden, ideal as a home office or work room. The generously proportioned accommodation comprises of:- entrance hall, downstairs bedroom, large dining room/ family room with balcony off, fitted kitchen, 'snug' lounge to the rear, 3 further bedrooms, shower room, bathroom, gardens to front and rear , garage and off road parking.

Entrance Hall
Entered via double glazed front door. Engineered wood flooring. Double glazed double doors to:-

Inner Hallway
Stairs rising to first floor landing. Double panelled radiator. Coat cupboard. Engineered wood flooring. Door to:-

Downstairs Bedroom: 3.89m x 2.60m
Engineered wood flooring. Double panelled radiator. Picture rails. Coving. Double glazed window to front aspect. Understairs cupboard.

First Floor
Lounge: 3.74m x 2.61m
Wooden flooring. Double panelled radiator. TV point. Picture rails. Double glazed bi-folding doors to rear garden.

Dining Room/ Family Room: 4.83m x 4.67m
Spacious room with double glazed patio doors to full width balcony. Wooden flooring. Double panelled radiator. Picture rails. Coving. Glazed door to inner lobby. Double glazed window to front aspect. Access to:-

Kitchen: 2.87m x 2.40m
'Shaker' style kitchen with 1½ bowl stainless steel sink unit with swan neck mixer tap over. Range of 'cream' coloured base level cupboards and drawers and matching wall units. Fitted work surfaces. Built in Neff induction hob. Stainless steel electric double oven. Tiled splashbacks. Stainless steel canopy extractor hood. Coving. Wooden flooring. Double glazed window to front aspect enjoying far reaching 'city' views. Space for dish washer. Space for fridge/ appliance.

Inner Lobby
Laminate flooring. Stairs to 2nd floor landing. Radiator. Door to Utility Room and door to:-

Shower Room:
Shower cubicle with mixer shower. White low flush WC. Wash hand basin. Radiator. Extractor fan. Recessed lighting. Tiled splashbacks and double glazed window to side aspect.

Utility Room: 2.58m x 1.74m
Double glazed window to rear aspect. Stainless steel circular sink unit with mixer tap over. Fitted work surfaces. Space for washing machine and space for appliance. Range of fitted units. Radiator. Double glazed door to rear gardens.

Second Floor Landing
Access to loft. Laminated flooring. Double glazed window to rear aspect. Airing cupboard with hot water tank. Doors to:-

Bedroom: 3.94m x 2.84m
Bay window to front aspect, enjoying 'city' views. Built in shutters. Radiators. Picture rails.

Bedroom: 3.13m x 2.85m
Double glazed window to front aspect, again, with super views. Radiator.

Bedroom: 2.28m x 2.18m
Double glazed window to rear aspect, enjoying views over rear garden. Radiator. Dado and picture rails.

Bathroom
Upgraded white suite of panelled bath with mixer shower over. Wash hand basin with drawers below. Low flush WC. Tiled splashbacks. Shaver socket. Extractor fan. Chrome towel radiator. Double glazed window to rear aspect.

Garage/Parking:
Integrated garage with up and over door. Power and light. Worcester gas boiler.

Front Garden
Front garden laid to flower beds and borders with shingle path to front door. Steps and gate to rear garden.

Rear Garden
Full width patio area with steps up to lawn. Further steps to rear of garden and access to studio with fitted power and light. Rockery area. Mature shrubs and flower beds.

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

www.ahea.co.uk

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

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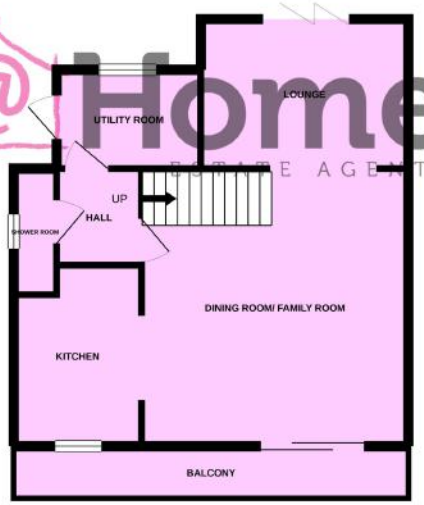
GROUND FLOOR



2ND FLOOR



1ST FLOOR



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