

whiteley helyar



1,950 ft²



4/5 bedrooms



2 bathrooms



garage &
driveway parking

Guide Price £1,000,000

4 Horseshoe Walk, Bath, BA2 6DE

DESCRIPTION

A stunning 1920's four/five bedroom house with garage and driveway offering delightful gardens complete with babbling brook running through the garden. This beautifully presented property retains a number of delightful features such as period fireplaces, high ceilings, picture rails and also benefits from a balcony and veranda overlooking the garden.

ACCOMMODATION

entrance hall
sitting room with feature fireplace
garden room
cloakroom
kitchen dining family room with wood burner and double doors to the garden
boot room
four double bedrooms
with the master bedroom enjoying a balcony overlooking the garden
study/bedroom
two bathrooms

EXTERNALLY

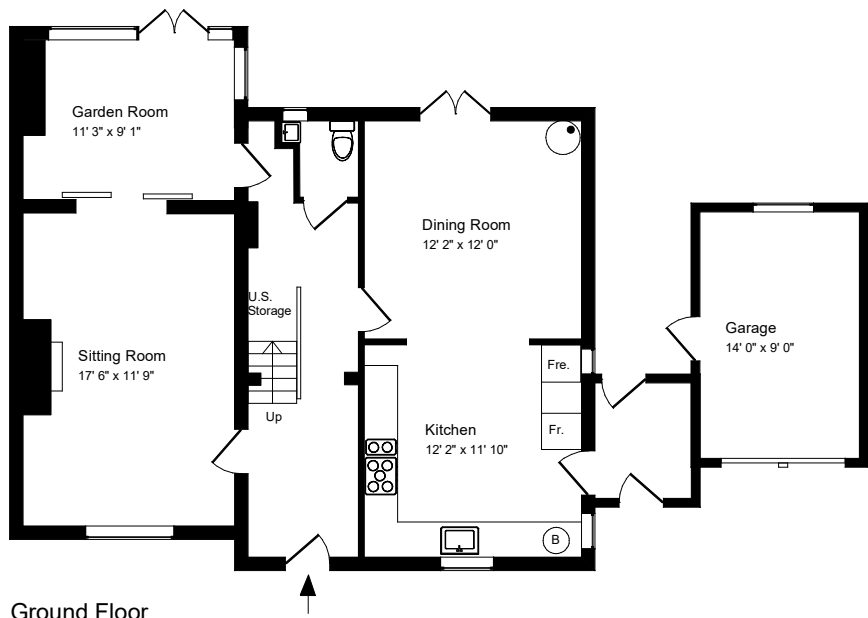
The property offers stunning gardens to the front and rear. The low maintenance garden to the front providing a great secluded place to sit, planted with climbing wisteria to the façade with bushes to borders. The rear garden has been thoughtfully landscaped creating a number of spaces, a raised patio perfect for entertaining, a private and enclosed garden laid to stone chippings with rose covered walkway leading to a generous lawn edged by a delightful babbling brook.

LOCATION

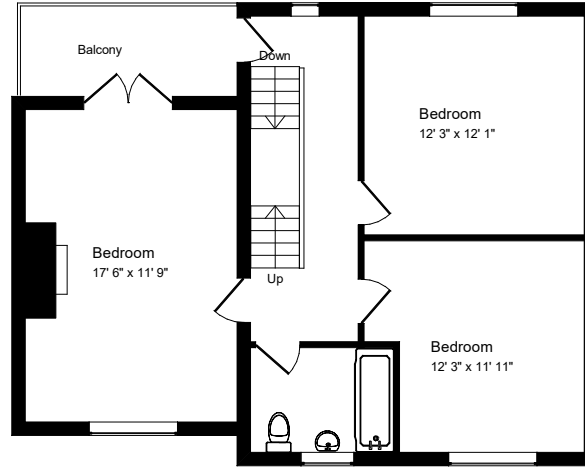
The property is positioned within this highly select and peaceful road moments from the Kennett and Avon Canal and within walking distance of Bath Spa Railway Station and the various shops and amenities in Widcombe and the city centre beyond, whilst Paragon, Prior Park and Widcombe Schools are also close at hand.



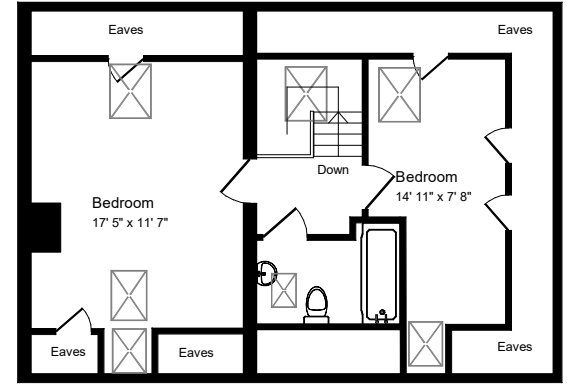




Ground Floor



First Floor



Second Floor

Approx. Gross Internal Floor Area 1,950 Sq. Ft. / 181 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2020
 Drawing Number:172-0283
 4 Horseshoe Walk, Bath, BA2 6DE.

Tenure: Freehold
Council tax band: 'E' £2,454.89



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
192-200) A		
181-191) B		
169-180) C		
155-168) D	67	76
139-154) E		
121-138) F		
13-120) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

