

# whiteley helyar



2,125 ft<sup>2</sup>



4 bedrooms



2 bathrooms



garage &  
driveway parking

Guide Price                      £750,000

139 Bradford Road, Combe Down, Bath, BA2 5BS

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### DESCRIPTION

A substantial and beautifully presented semi-detached family house with a delightful well stocked 100' level garden in a convenient position just a short walk from "village" amenities.

### ACCOMMODATION

4 bedrooms	en-suite shower room
sitting room	family room
stylish kitchen/dining room	bathroom
box room	cloakroom
attic/storage room	garage and driveway parking
double glazing	gas fired heating

### EXTERNALLY

Small front garden with raised flower and herbaceous borders and an additional border with shrubs and bushes.

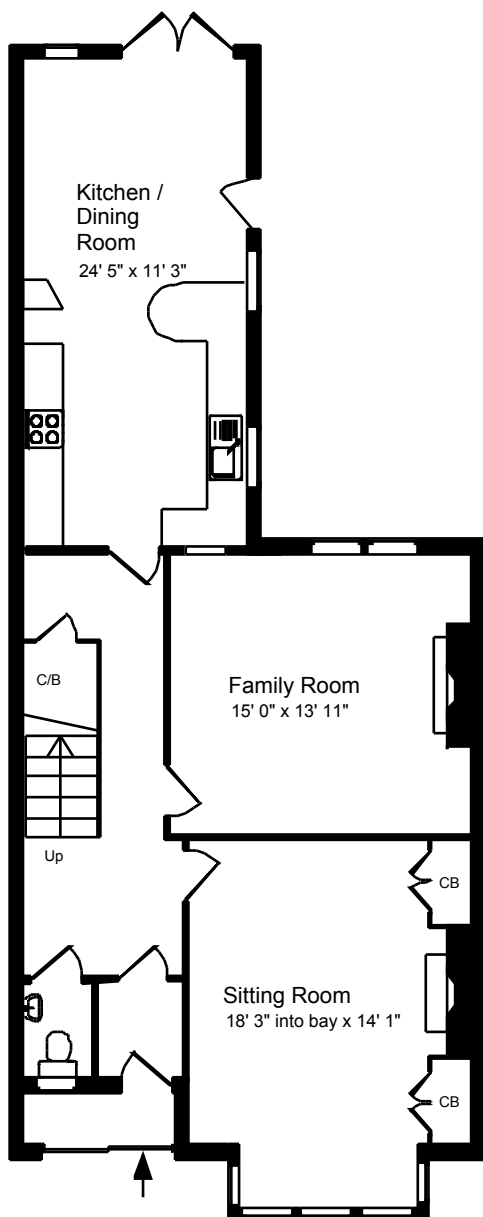
Delightful rear garden - approximately 100' x 42', being level and mainly laid to lawn with a wide selection of flower and herbaceous borders, ornamental shrubs, bushes and trees. Large decked terrace providing space for garden furniture.

### LOCATION

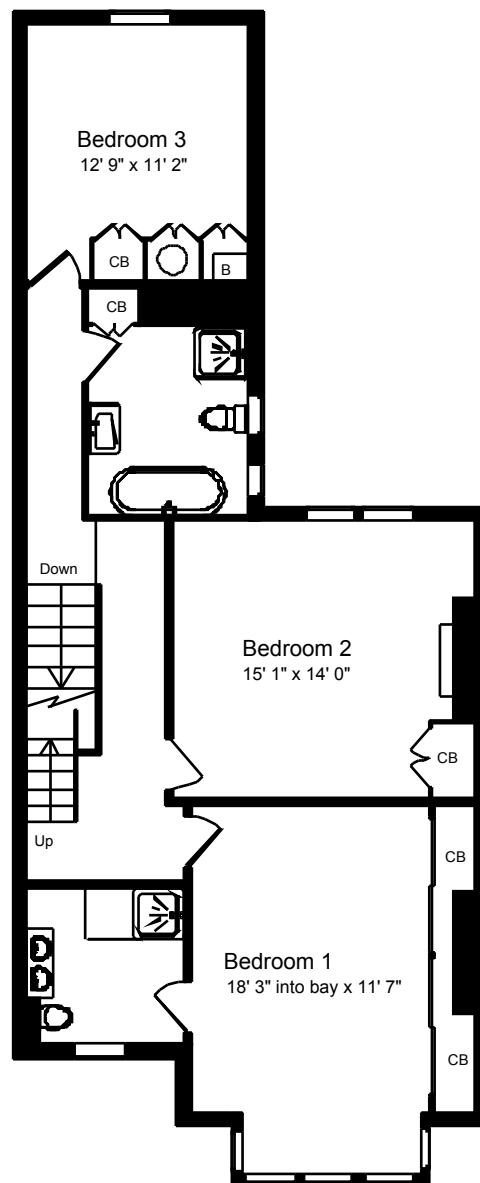
The house occupies a sought after position in Combe Down. Various amenities (including some excellent shops, active church and doctor's surgery) are very close by, as is some lovely open countryside. There is a frequent bus service into the centre of Bath - some 2 miles away, whilst some excellent schools are within walking distance.



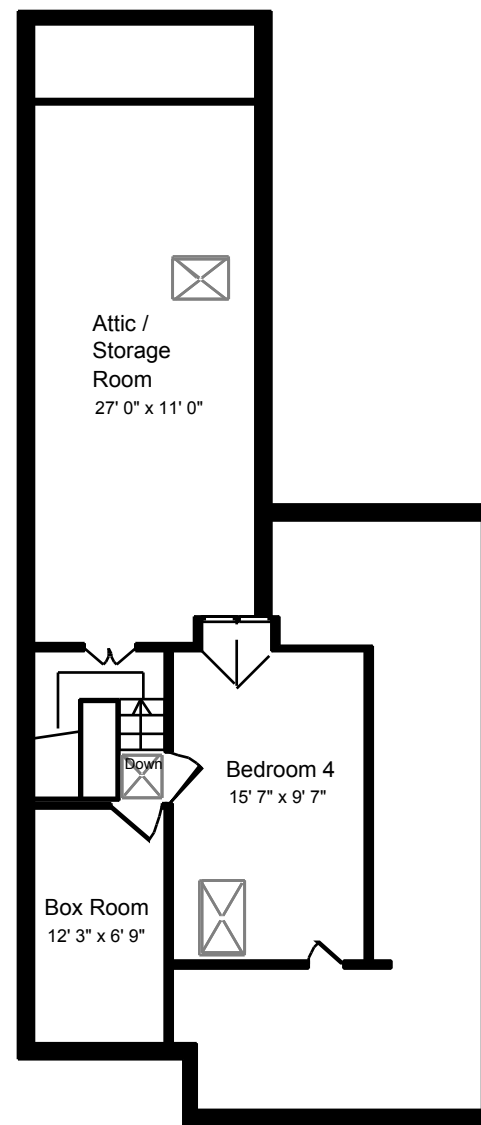




Ground Floor

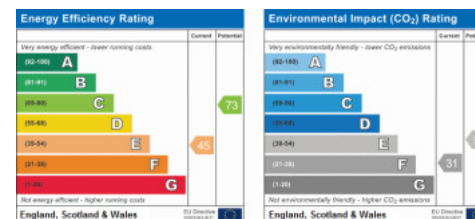


First Floor



Second Floor

Approx. Gross Internal Floor Area 2,125 Sq. Ft. / 198 Sq. M  
Includes Conservatories. Excludes Porch, Attic Storage.  
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