

whiteley helyar



1,280 ft²



4 bedrooms



2 bathrooms



garage &
driveway parking

Guide Price £475,000

4 Haviland Grove, Weston, Bath, BA1 4JP

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DESCRIPTION

A very well presented, extended and refurbished semi-detached house, most pleasantly located in this highly convenient sought after position and enjoying lovely widespread semi-rural views.

ACCOMMODATION

4 bedrooms	bathroom
en-suite shower room	sitting room
open plan kitchen/dining room	family room
utility room	cloakroom
gas fired heating	double glazing

EXTERNALLY

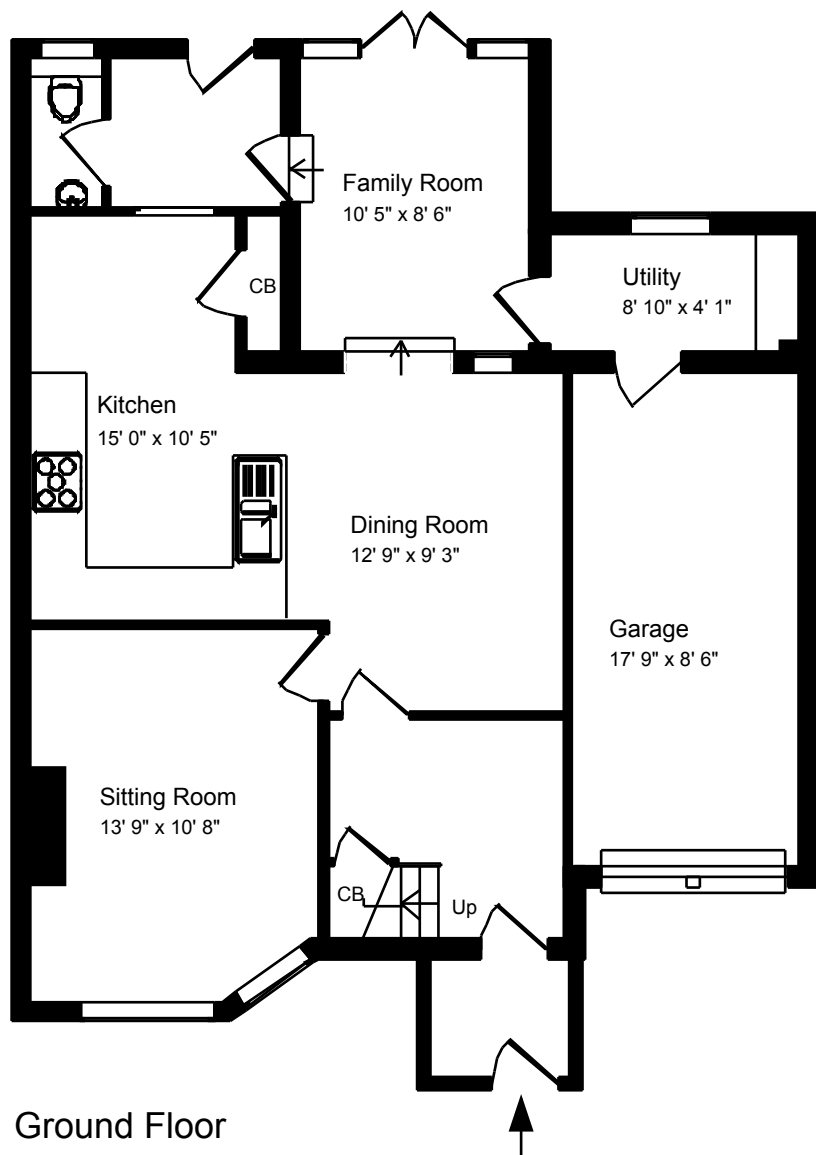
The house stands in good size attractive gardens, principally to the rear, south western side. The back garden comprises a wide paved sun terrace with a couple of steps leading down to the large, almost level gardens which are enclosed and mostly laid to lawn. In front of the house there is a block paved driveway - providing parking for 3 vehicles - together with hedging, borders and the garage.

LOCATION

4 Haviland Grove occupies a very popular position, just a short walk from the 'outstanding' Weston All Saints Primary School. The many shops and amenities in Weston High Street, the RUH and Chelsea Road are close at hand - as are walks through fabulous rolling countryside. The house is well served by buses to the centre of Bath - about 2½ miles away - whilst swift access to the M4 is available without having to cross the city.







Ground Floor

Approx. Gross Internal Floor Area 1,280 Sq. Ft. / 119 Sq. M

Excludes Garage, Porch

For identification purposes only. Not to scale.

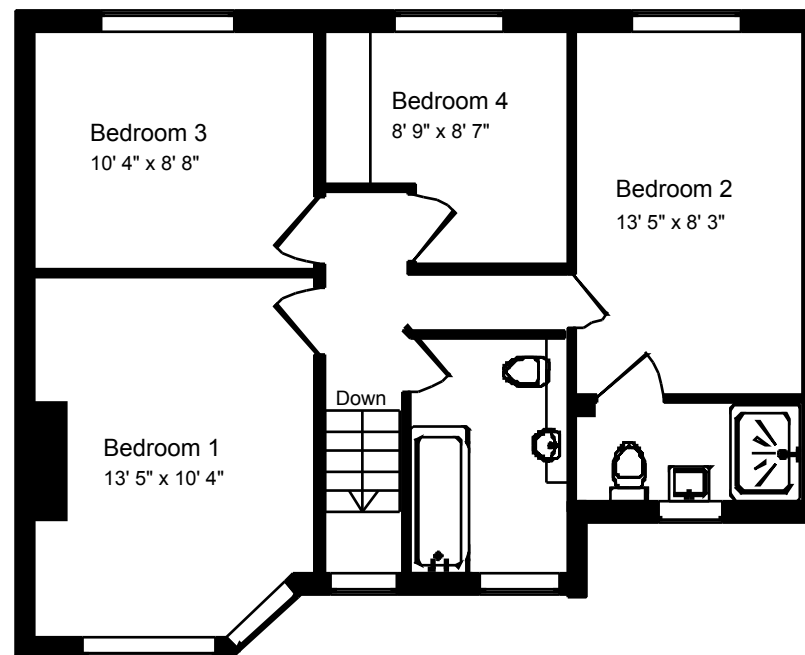
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Drawing Number:172-973j

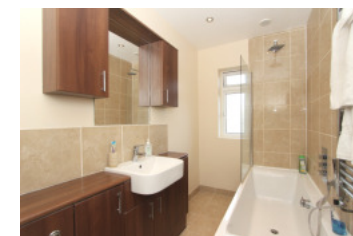
4 Haviland Grove, Bath, BA1 4JP.

Energy Efficiency Rating		Current	Potential
very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
not energy efficient - higher running costs			
England & Wales		58	71
		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
not environmentally friendly - higher CO ₂ emissions			
England & Wales		52	66
		EU Directive 2002/91/EC	



First Floor



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