



4 Hayden Close, Bath, BA2 3JU.



At a glance...

- A gorgeously presented family home
- Large and spacious accommodation
- 4 good sized bedrooms
- Off street parking and garage
- Gas central heating
- Walking distance of the City Centre and railway station
- Thoroughly recommended

Price £625,000

The property

This gorgeously appointed family sized semi-detached house was built in the late 1950s and offers deceptively spacious accommodation throughout.

The property enjoys a great deal of style and colourful décor. The house is equipped with gas central heating and double-glazed windows.

The ground floor is largely open-plan. There is a large formal entrance hall with useful cloaks cupboard and utility cupboard. The sitting room, dining area and kitchen are as one and cleverly linked with natural oak flooring.

An ultra-modern kitchen enjoys high-gloss units with wooden worktops and striking raspberry glass splashbacks.

Upstairs, there are three generously sized bedrooms and a family bathroom that includes panelled bath, wash basin and WC.

The attic space has been converted cleverly into a fourth bedroom and en-suite shower room. This room is light and airy with a number of Velux windows from which there are views over the Royal Crescent and the City of Bath.

Outside the house, there is paved parking for two-three cars surrounded by mature borders. The main garden (which is at the front of the house) has a paved sitting area and lawn with surrounding borders. There is a single garage





opposite the property in a block.

Location

Upper Oldfield Park occupies a prestigious position on the southern slopes of Bath. It boasts proximity to the excellent Bear Flat and Moorland Road shopping parades and good access to the City Centre down the Wells Road.

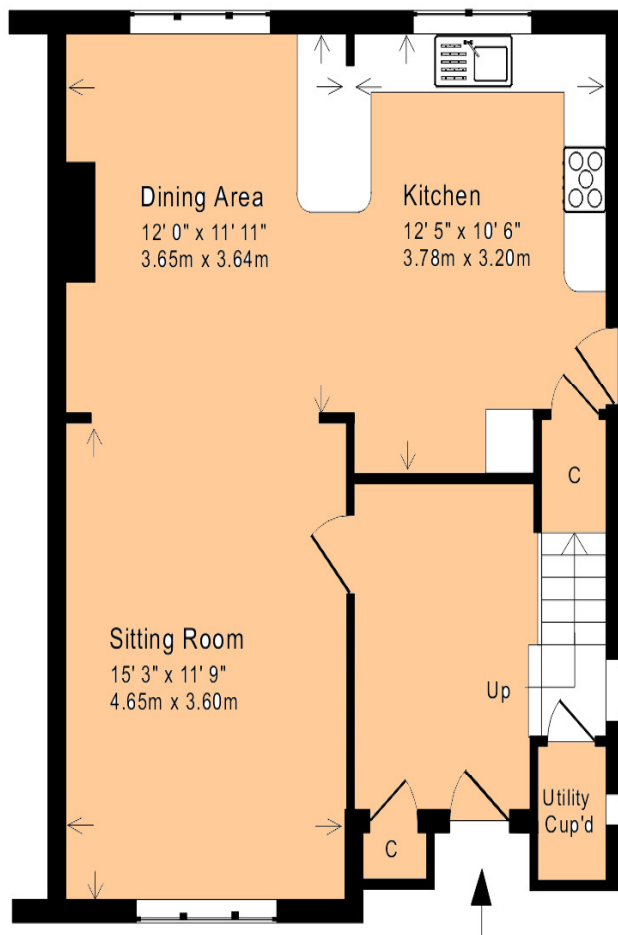
Nearby schools include St John's and Widcombe primary schools, Hayesfield secondary school for girls and Beechen Cliff secondary school for boys. There are a number of doctors and dental surgeries on hand. Bath Spa railway station offers access to both Bristol and London Paddington. The M4/M5 motorway network is just a few miles to the North of Bath and access to Bristol International airport is only a short distance to the West.

The City of Bath is famed for its historic buildings and beautiful architecture and rightly has World Heritage status. It is a desirable place to live and has many professional, cultural and leisure facilities at hand. The City has a top-flight Rugby Union club, an active Royal theatre which puts on many pre-London plays and productions and a selection of historical museums and art galleries.

How to get there

Taking the A367 (Wells Road) towards the Bear Flat, turn first right into Upper Oldfield Park and take the first turning on the right-hand side into Hayden Close. The property can be found on the right-hand side.



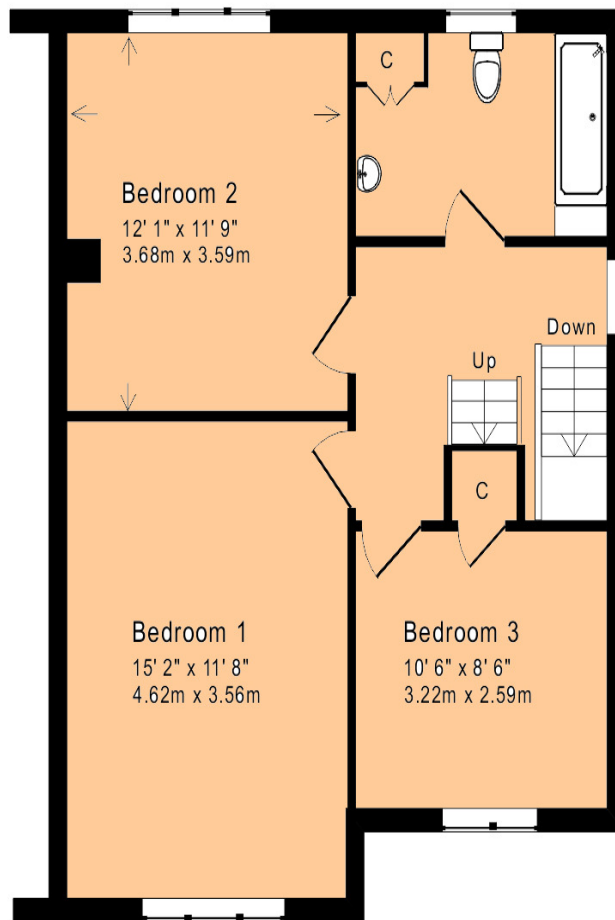


Ground Floor

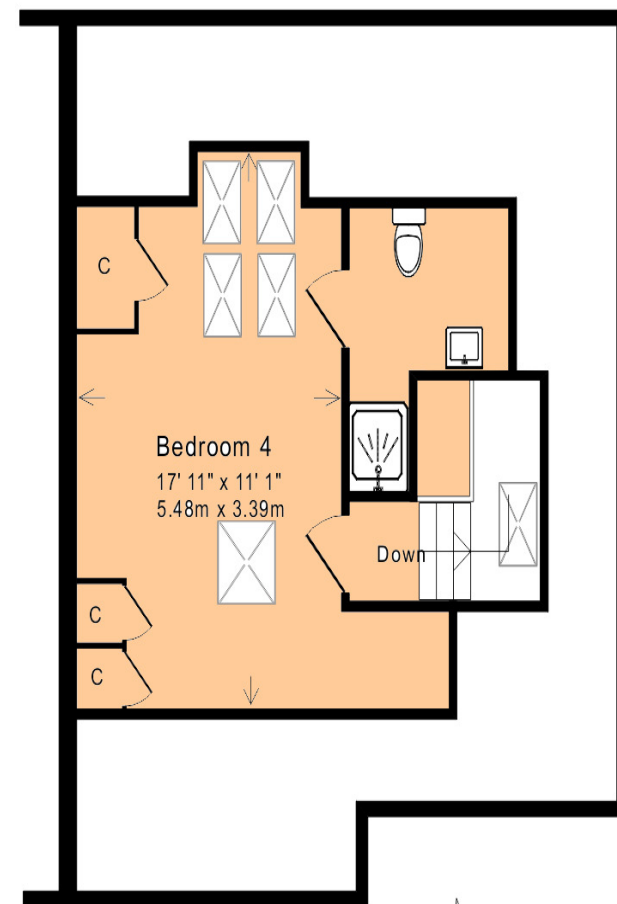
Approx. Gross Internal Floor Area: 1,505 Sq. Ft. / 140 Sq. M
Includes Conservatories and attached Garages

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First Floor



Second Floor

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Measurements - All dimensions are approximate. **Fixtures, Fittings & Appliances** - The mention of any appliances, fixtures, fittings &/or appliances does not imply they are in full efficient working order. **Internal Photographs** - Items shown in photographs are not included unless specifically mentioned within the details. They may be available by separate negotiation. **Drawings/Sketches/Floor Plans** - For general guidance only and is not to scale. **General Disclaimer** - Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These Sales Particulars do not constitute a contract or part of a contract.

