



# Detached family home in Lansdown

**3 Hamilton Road, Bath, BA1 5SB**

Freehold





Entrance hall • Cloak/shower room • Sitting room • Dining room • Kitchen/breakfast room • Master bedroom with en suite • 3 further bedrooms • Bathroom • Double garage • Front and rear gardens

### Description

3 Hamilton Road is a detached family home offering over 1,800 sq ft of accommodation over two floors, with gardens to the front and rear. The home is entered via a welcoming hallway which also give access to the integral garage. There is a sitting room with feature fireplace, tall ceilings and sliding doors to the garden. Also on the ground floor is the dining room and the kitchen/breakfast room with integrated breakfast bar, space for a table and access to a side terrace.

To the first floor is a master bedroom with en suite bathroom, three further bedrooms and a family bathroom.

This great family home is well placed for local schools and is offered with no onward chain.

### Outside

To the front of the property is a driveway, which in turn leads to the double garage, a small lawn area and a number of established shrubs and bushes. There is a paved terrace to one side which can also be accessed off the kitchen/breakfast room. The rear south-facing garden is private and enclosed and predominantly laid to lawn.

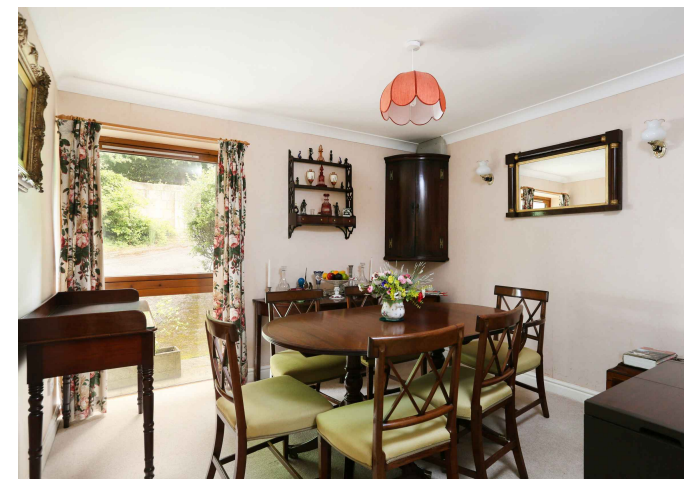
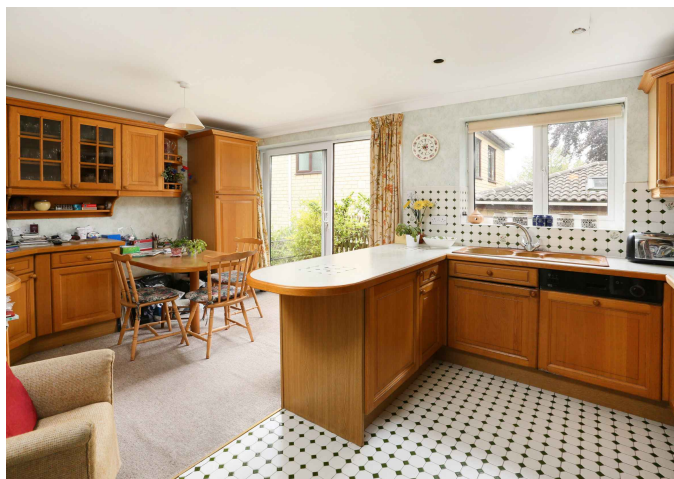
There is a raised paved terrace leading off the back of the house, whilst well-tended and established borders surround the lawn. There is a colourful centralised flower border and a practical garden shed for additional storage.

### Situation

Situated in one of Bath's most sought after residential locations, 3 Hamilton Road enjoys a peaceful setting in the heart of Lansdown.

The city of Bath is famed for its Roman heritage and Georgian architecture and offers a number of cultural attractions including restaurants, museums, art galleries, the historic Roman Baths and the Thermae Spa, Britain's only naturally heated spa.

Communications are excellent; Bath Spa station has a regular service to London Paddington (journey time from 85 minutes) and to the south west via Bristol Temple Meads. Junction 18 of the M4 is approximately 9 miles distant. There are two universities in the city and numerous sporting attractions, including golf and racing at Lansdown, approx. 2 miles away, as well as Bath's rugby and cricket clubs in the heart of the city.







## General Remarks and Stipulations

### Tenure

Freehold

### Services

All mains services are connected.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

### Local Authority

Bath & North East Somerset Council: Tel: 01225 477000 or [www.bathnes.gov.uk](http://www.bathnes.gov.uk)

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.





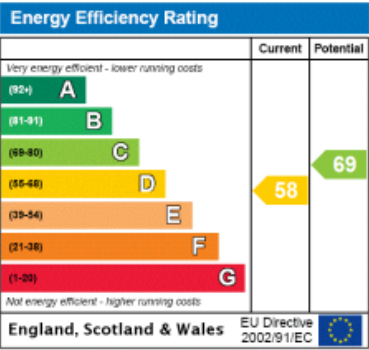
Approximate Area = 169.0 sq m / 1819 sq ft  
Garage = 25.9 sq m / 279 sq ft  
Total = 194.9 sq m / 2098 sq ft  
Including Limited Use Area (0.1 sq m / 1 sq ft)  
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Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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