

42, Milton Avenue, Bath. BA2 4QZ

Asking Price: £850,000

3 double bedrooms

Bathroom and shower room

Easy-to-maintain gardens and year-round pergola with alfresco garden kitchen

Residents' permit parking

1589 Sq. ft. / 147 Sq. m.

The Property

- Beautifully remodelled and stunning Edwardian home
- Renovations include reroofing, rewiring, plumbing (connected to the Loxone smart home solution app.), double-glazed windows, unique, extended kitchen/diner and bathrooms
- No onward chain
- Bespoke, landscaped City gardens

The Location

- Sought-after, award-winning location.
- Cafes, pubs and shops available in nearby Bear Flat
- A gentle downhill walk to the city of Bath and a short stroll to Alexandra Park
- Beechen Cliff School - 0.3 miles walk Hayesfield School at Upper Oldfield Park – 0.7 miles walk.
- Bath Spa Station – 0.8-mile walk
- Residents' Parking Zone

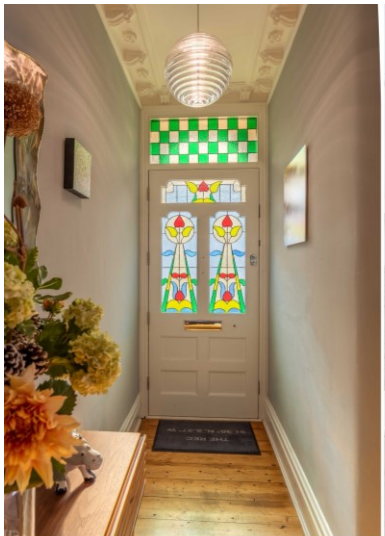


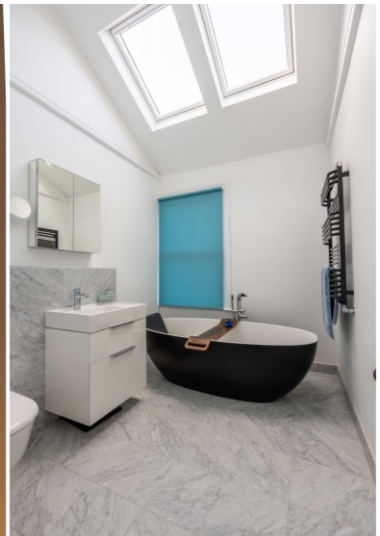












The Property: This stunningly finished, Edwardian family home features remodelling and refurbishment with a quality rarely witnessed and with a breath-taking, architect-designed kitchen/dining room with side extension and rear gable window. The property is beautifully presented throughout with an attractive blend of chic, modern style and Edwardian period features in arguably, one of south Bath's most sought-after neighbourhoods.

Ground floor: The original Edwardian green tiled vestibule frames the beautiful stained glass paneled front door which leads into the hallway and reception rooms. There is a wonderfully light sitting room to the front with large-double glazed square bay windows and a striking tiled fireplace.

Further down the hall we reach the extended kitchen/dining/living room. The formal dining area has a period alcove cupboard and dresser, a colourful bespoke glass lined fireplace and space for a wine-cooler. Two steps down lead to the wonderful kitchen (by Kingston by Design, Bath) which extends the full width of the house and is tiled with Mandarin stone flooring with underfloor heating.

The left wall is flanked by a range of fitted kitchen units with stainless steel worktops and bespoke glass splash backs. There is an integrated Miele convection/steam oven and microwave, vacuum drawer and dishwasher along with a Mercury range cooker (with hood over) and double sink with Quooker tap.

Across the kitchen are further units housing a large Fisher & Paykel fridge/freezer, space for a washing machine and dryer and useful larder storage cupboards. There is also a large central island with Corian worktop and further storage cupboards. To the rear of kitchen there is a snug seating area with space and bracketing for a large wall-mounted tv. From here, steps lead down to a rear lobby leading to the garden, housing the boiler and useful undercroft storage with pressurized hot water tank and water softener. The industrial-style stainless steel rail and glazing bring urban style to the kitchen.

First Floor: Upstairs there are 3 double bedrooms, a shower-room and family bathroom. Bedroom 1 (to the front of the house) is beautifully light filled with a double-glazed, large square bay window, built in wardrobes and cast-iron fireplace.

Bedroom 2 is a double bedroom to the centre of the house with attractive fireplace, large, full-width wardrobe and views to the hills of Northern Bath. Bedroom 3 is also an excellently sized room easily taking a double bed and with attractive, rooftop views.



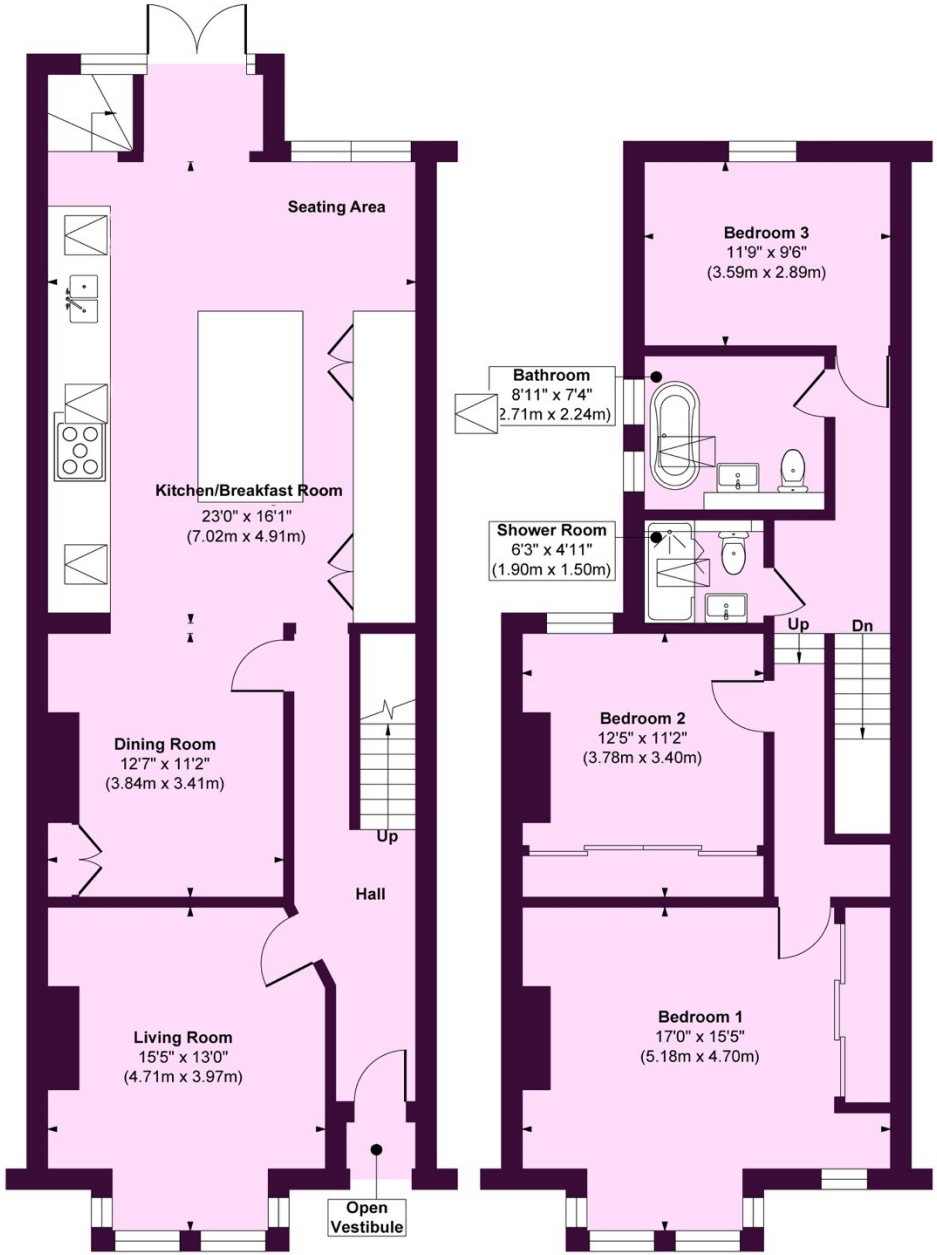
The bathroom and shower-room are alongside one another and have the benefits of underfloor heating and extended ceiling height with Velux windows to let in lots of light. Both are tiled with Mandarin stone marble. The smaller shower room houses a Hansgrohe rainmaker deluge shower, modern white WC and basin, whilst the family bathroom has a Victoria and Albert Barcelona bathtub with shower attachment, white basin and WC and heated towel rail. Altogether, there is a real feeling of quality here,

Outside: The beautiful rear garden is landscaped by garden architect Anne Keenen blending stunning use of natural materials such as Mandarin stone slabs and brickwork insets. There are easy maintenance planted areas, ornamental trees and bespoke seating, along with a unique all year-round pergola with infra-red heaters, remote controlled louvred and illuminated roof and well-designed outdoor kitchen including sink and space for fridge and BBQ. The front garden comprises a tiled path to the front door with a neat, shingled area with olive tree and custom-built bike/bin store with power and lighting.

The Location: Milton Avenue takes pride of place in sought-after Poet's Corner. The 20 or so thriving shops, cafes and restaurants are on your doorstep with a very handy Tesco Metro minutes away. There is a lovely, wooded walk to the City of Bath and train station and also an excellent bus service. Nearby schools include Widcombe, Moorlands and St Johns Primaries and Beechen Cliff and Hayesfield Secondaries as well as The Paragon School, Prior Park College and Monkton Combe School. There are many wonderful walks South as far as Widcombe, Combe down and beyond and easy access to the Two Tunnels Cycle Path. Overall, this is a wonderful location in which to live.





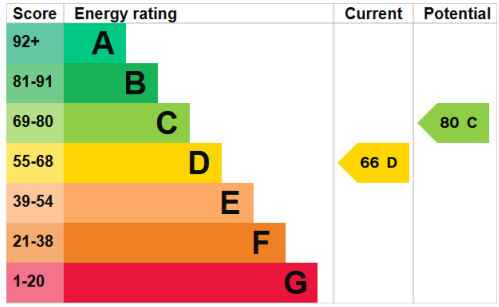


Ground Floor
Approximate Floor Area
862 sq. ft (80.13 sq. m)

First Floor
Approximate Floor Area
727 sq. ft (67.59 sq. m)

Disclaimer: The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property – they may be available by separate negotiation. These Sales Particulars are for general guidance and complete accuracy cannot be guaranteed and they do not constitute a contract or part of any contract.

Directions: From the Churchill Bridge Roundabout take the A367 to Bear Flat, cross the traffic lights and take the 3rd left onto Milton Avenue. The property is found above half-way on your left.



The graph shows this property's current and potential energy rating.

APPROX. GROSS INTERNAL FLOOR AREA 1589 SQ. FT / 147.68 SQ. M

Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and is not drawn to scale.

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www.wisdenhomes.com

01225 429987 / 07704 530524
sales@wisdenhomes.com

