



8 Hebden Road
Lower Westwood, Bradford on Avon, Wiltshire, BA15 2BX

Mature semi conveniently located near village amenities including pub, primary school, shop, post office, church, and the National Trust's Westwood Manor. Featuring a ground floor bedroom extension with wet room and including handy driveway and versatile garden room for office use or relaxation, this exceptional property presents a rare solution in the current market for a growing family requiring work from home options or mobility access.



Three First Floor Bedrooms
Ground Floor Bedroom with Wet Room
Sitting Room
Dining Room
Kitchen
Bathroom
Garden
Garden Room & Two Stores
Driveway
Gas Central Heating
£380,000



ACCOMMODATION

(all dimensions approximate)

GROUND FLOOR

Storm Porch

Entrance Hall

UPVC Double glazed obscure entrance door, radiator, stairs to first floor.

Sitting Room 4.29m (14'1") max x 3.94m (12'11")

UPVC double glazed window to front, radiator.

Dining Room 3.11m (10'2") x 3.05m (10')

UPVC double glazed window to front, radiator.

Kitchen 3.56m (11'8") max x 2.63m (8'8") max

UPVC double glazed window and door to rear, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for oven range, space for fridge, cupboard with space for tumble dryer.

Rear Porch

UPVC double glazed obscure door to rear, space for fridge/freezer.

Bedroom 4 3.72m (12'2") x 2.93m (9'7")

Double glazed double door to rear, radiator, sliding door to:

Wet Room

UPVC double glazed obscure window to rear, three piece suite comprising shower, wash hand basin and close coupled WC, extractor fan, radiator.

FIRST FLOOR

Landing

UPVC double glazed window to rear, cupboard housing gas combination boiler, loft hatch.

Bedroom 1 3.76m (12'4") x 3.32m (10'11")

UPVC double glazed window to side, fitted cupboard, radiator.

Bedroom 2 3.47m (11'5") x 3.06m (10')

UPVC double glazed window to side, fitted cupboard, radiator.

Bedroom 3 2.57m (8'5") x 2.49m (8'2")

UPVC double glazed window to front, radiator.

Bathroom

UPVC obscure double glazed window to side, two piece suite comprising bath with shower over and pedestal wash hand basin, tiled splashbacks, extractor fan, radiator.

WC

UPVC obscure double glazed window to rear, close coupled WC, radiator.

EXTERNALLY

The enclosed rear garden is mainly laid to patio with raised decked area, gated side access, outside cold water tap, external power and lighting. A gravelled driveway to the front provides off road parking.

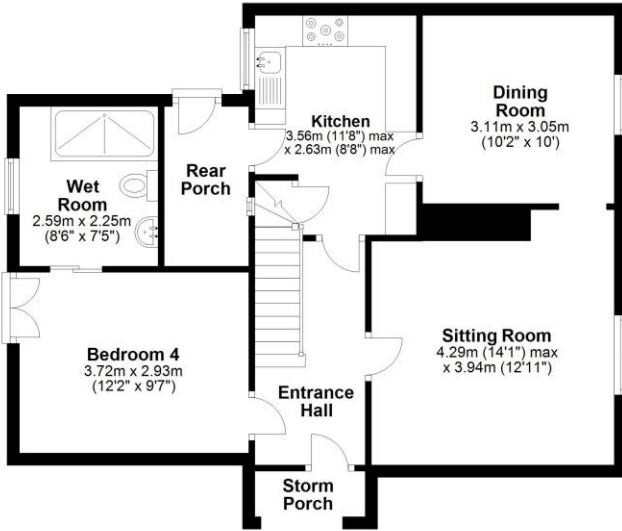
Garden Room

Glazed double door, two glazed windows to front, power and light connected, two attached stores.



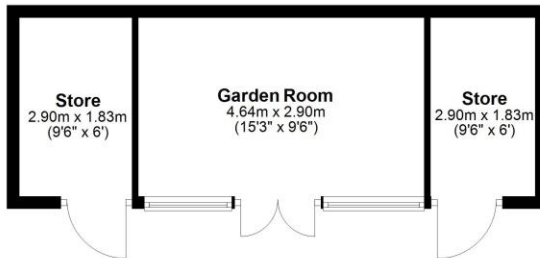
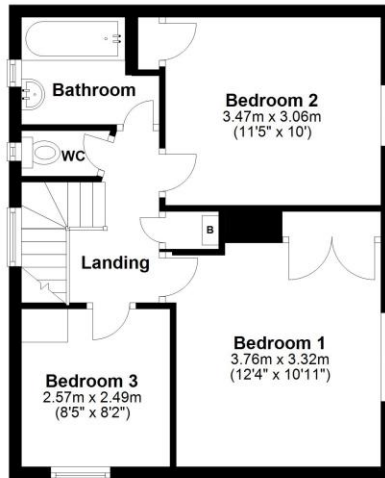
Ground Floor

Approx. 66.0 sq. metres (710.6 sq. feet)



First Floor

Approx. 42.2 sq. metres (453.8 sq. feet)



Total area: approx. 108.2 sq. metres (1164.3 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.



Council Tax: Band B - £1,754.30 (April 2024 - March 2025 financial year)

Tenure: Freehold **Viewing:** Strictly by appointment through the agent **Kingstons**.

Directions: Leave Bradford on Avon via the B3109 Frome Road and take the second turning on the right signposted Westwood. Proceed through the village and turn right onto Boswell Road. Turn left onto Hebden Road where number 8 will be found tucked away on the right-hand side.

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		