



WHITEHORSES

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29 Botanical Road, Botanical Gardens

Sheffield

Guide Price £800,000 - £825,000

29 Botanical Road

Botanical Gardens, Sheffield

A substantial six-bedroom semi-detached house, this property boasts an impressive total of 2,659 sq feet across four floors, creating a spacious and inviting family home. Nestled in the heart of the highly sought-after Botanical Gardens on the south west of the city in this ultra popular residential suburb. This stone-built double-fronted bay-windowed property offers a rare opportunity to market for a home of this size and calibre. Situated on an iconic road, this residence enjoys proximity to excellent Ofsted rated excellent local state school catchments, with private schools in close reach as well. Conveniently located near principal hospitals, universities, and the picturesque Endcliffe Park, this home also offers a short stroll to Sharrow Vale and Ecclesall Roads, renowned for their independent cafes, eateries, and boutiques.

Council Tax band: E Tenure: Leasehold

- SUBSTANTIAL SIX BEDROOM STONE BUILT DOUBLE FRONTED BAY WINDOWED FAMILY HOME
- INCREDIBLY RARE OPPORTUNITY TO MARKET FOR A PROPERTY OF THIS SIZE AND CALIBRE TO MARKET
- FOUR FLOORS OF ACCOMMODATION TOTALLING AN IMPRESSIVE 2,659 SQ FEET
- HEART OF THIS ULTRA POPULAR RESIDENTIAL SUBURB OF BOTANICAL GARDENS ON THIS ICONIC ROAD
- OFSTED RATED EXCELLENT LOCAL STATE SCHOOL CATCHMENTS AND PRIVATE SCHOOLS CLOSE BY
- PRINCIPAL HOSPITALS AND UNIVERSITIES BOTH WITHIN WALKING DISTANCE AS IS ENDCLIFFE PARK
- SHORT STROLL TO FASHIONABLE SHARROW VALE AND ECCLESALL ROADS INDEPENDENT CAFES EATERIES CAFES AND BOUTIQUES
- PITCH PERFECT FOR THE GROWING FAMILY MARKET WITH VIEWING A PREREQUISITE TO FULLY APPRECIATE







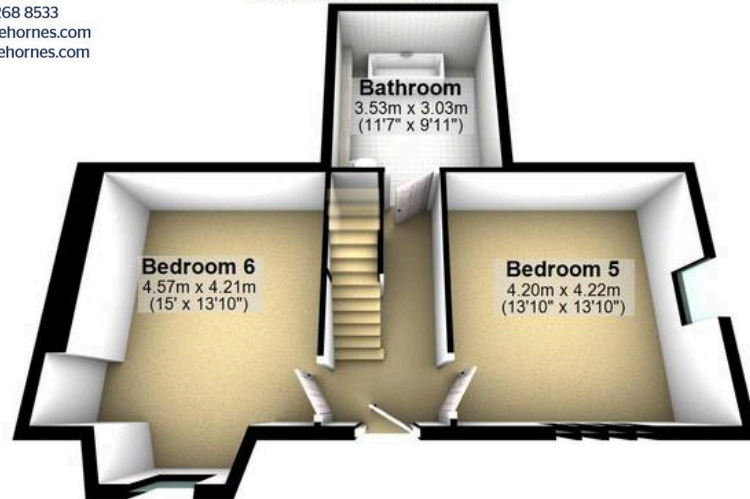
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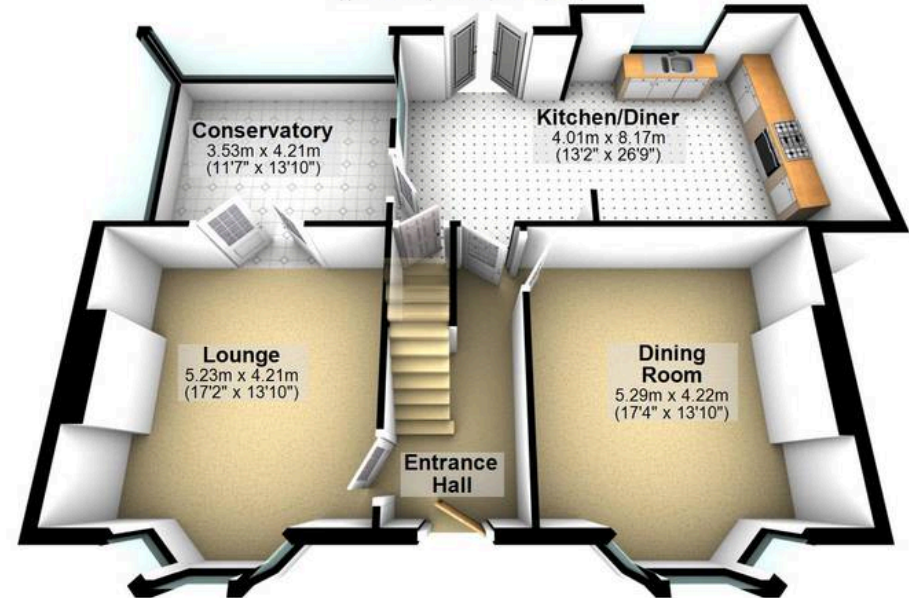
Basement

Approx. 56.9 sq. metres (612.7 sq. feet)



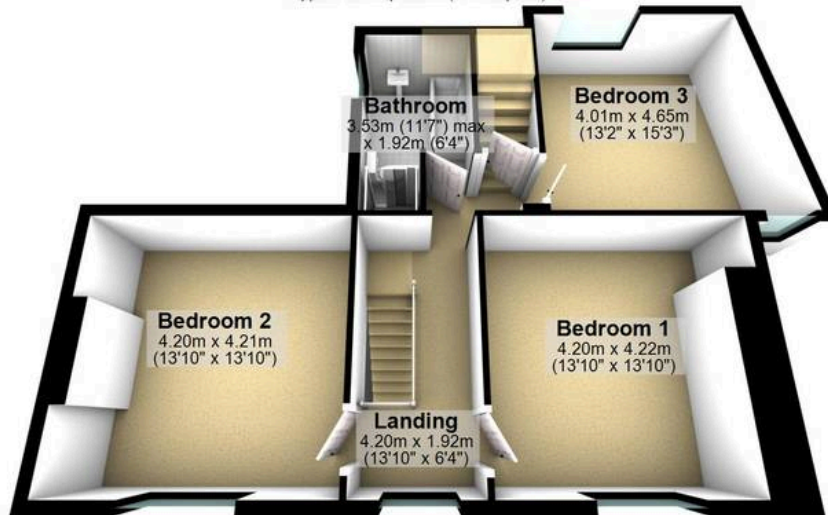
Ground Floor

Approx. 88.8 sq. metres (955.5 sq. feet)



First Floor

Approx. 72.4 sq. metres (779.8 sq. feet)



Second Floor

Approx. 28.9 sq. metres (311.5 sq. feet)



Total area: approx. 247.1 sq. metres (2659.5 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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