

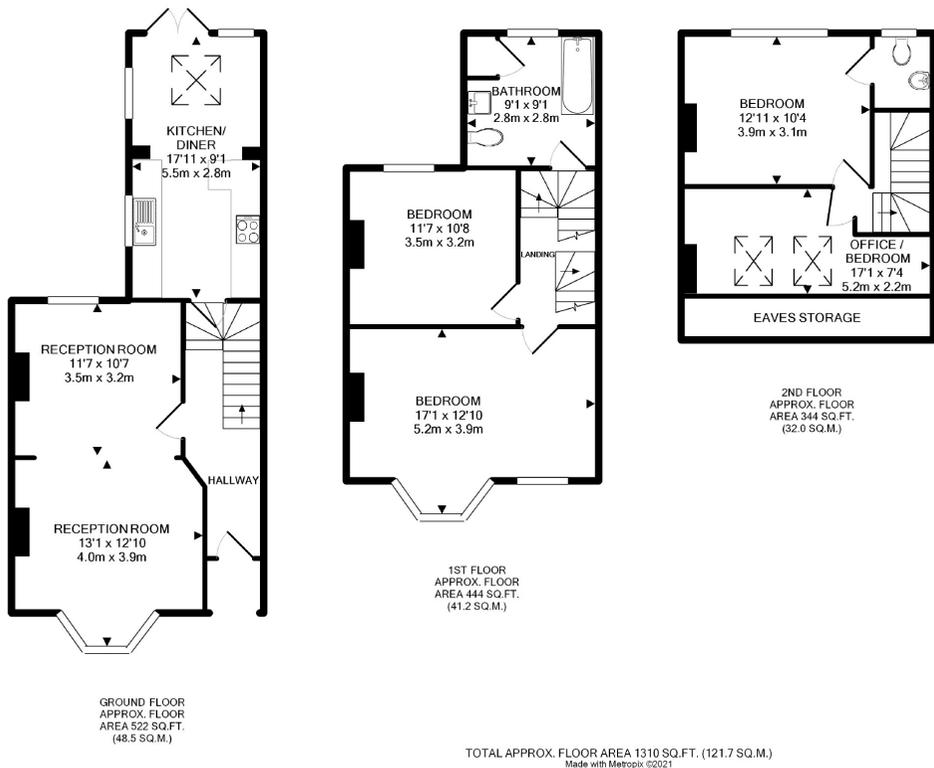


- Guide price £525,000

4 bed house

46 Strathmore Road, BS7 9QJ





A beautifully finished and comprehensively refurbished double bay fronted Victorian found on a desirable road in Ashley Down.

Strathmore Road is a popular location for families due to its proximity to sought after primary schools of Ashley Down, Brunel Fields and Sefton Park. Gloucester Road with its array of cafes, restaurants and independent shops is a short walk away, and getting in or out of the city is fairly easy. Montpelier Train Station is around a mile away and the motorway networks are easily accessible.

The house itself has been tastefully completed to a high standard using quality materials. The layout works very well too and in brief is as follows; the entrance hallway makes a welcoming first impression largely due to its generous width.

From here the open plan reception space can be accessed to the left.

Formally two separate rooms, they have been knocked together creating a light filled room measuring 10.1m in depth. Stripped wooden floor boards, a beautiful feature fireplace, ceiling cornice and bay window add to the character of this space.

At the rear of the property the third reception has been knocked through to the kitchen giving a perfect family/entertaining space. A very well appointed fitted kitchen has been recently added and includes integrated appliances and wooden work surfaces. From here a french doors and glazed floor to ceiling panel give a great view of the garden and seamless access out onto the patio section.

Upstairs the first floor has two double bedrooms, (the master making up the full width of the property) and has a bay window increasing again the light and space here.

A generous family bathroom has modern tiling to the floor and walls and includes a fresh white suite with a thermostatic shower over bath.

Stairs rise from the landing up to a cleverly designed loft conversion that includes a good sized further bedroom, an office/fourth bedroom, a WC and plenty of eaves storage. A dormer window has been added to provide more floor space and head height - with every square inch of available space being put to good use.

Outside the garden is a fantastic size and doesn't back onto other houses. A lot of work has been put in here to create a very well stocked and attractive 'cottage style' theme giving colour throughout the seasons.



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