

for sale

offers over **£600,000**



Bromley Heath Road Downend Bristol BS16 6HY

We are delighted to offer for sale this **FOUR BEDROOM EXTENDED** 1930's semi-detached family home located on the popular Bromley Heath Road in Downend. The local High street and shops are within walking distance whilst offering excellent transport links onto The Avon Ring Road and motorway networks.



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Entrance Porch

A traditional welcoming entrance porch.

Living Room

18' 10" x 17' 7" (5.74m x 5.36m)

Spacious living area, flooring, bay fronted window, double glazed with LED ceiling spot lights, understairs storage with built in units. gas fire place.

Living/ Dining Room

19' 11" x 13' 3" (6.07m x 4.04m)

Spacious living/dining room with flooring doors to kitchen, LED ceiling spot lighting and fireplace. access to downstairs WC and door leading to garage.

Kitchen

25' 10" x 11' 8" (7.87m x 3.56m)

A modern kitchen with built in appliances for a modern sleek finish. with doors leading to rear garden, flooring, velux windows and lighting led spot lights, Gas hob, cooker hood extraction fan, solid oak worktops, built in home bar.

Cloakroom

Downstairs WC, Whb,

Garage

A spacious garage with power and light ideal for a workshop or home gym/study with extra storage space behind the kitchen



with CH boiler.

Landing

spacious landing leading to all rooms.

Bedroom One

15' 8" x 8' 4" (4.78m x 2.54m)

Double glazed window to front elevation, carpeted, door to en suite.

Bedroom Two

16' 11" x 11' 3" (5.16m x 3.43m)

spacious room with bay front and double glazed window to front elevation, carpeted.

Bedroom Three

12' 6" x 12' 2" (3.81m x 3.71m)

spacious double bedroom carpeted double glazed window to rear elevation.

Bedroom Four

8' 2" x 7' 11" (2.49m x 2.41m)

double glazed window to front elevation.

En Suite

A modern finish shower wet room with WC WHB and double glazed window to rear elevation.

Family Bathroom

7' 6" x 7' 3" (2.29m x 2.21m)

Modern family bathroom, with WC, WHB and shower screen over bath, double glazed window to rear.

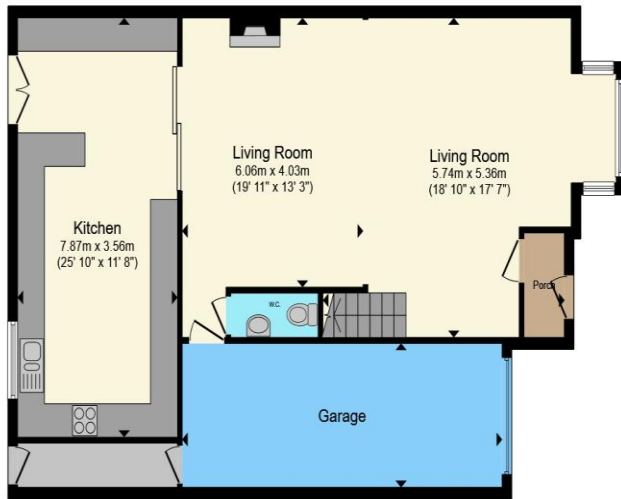
Rear Garden

fully enclosed south facing orientation rear garden.

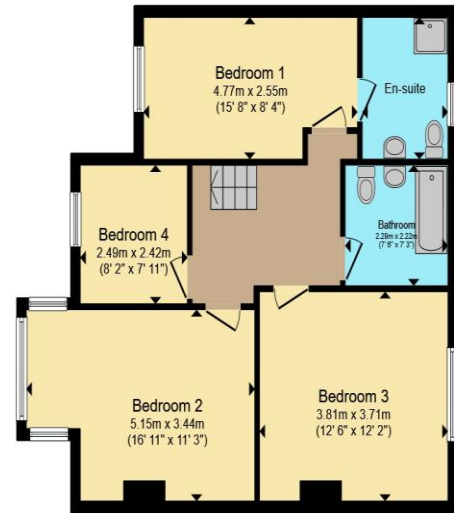
Driveway

Ample parking for several vehicles.





Ground Floor



First Floor

Total floor area 171.3 m² (1,844 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: EME307088 - 0012

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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