



Connells

Clarendon House Beckspool Road
Frenchay Bristol

Clarendon House Beckspool Road Frenchay Bristol BS16 1ND

for sale
£325,000



Property Description

Located opposite the tranquil Frenchay Common, the property enjoys uninterrupted views of the surrounding countryside, including the picturesque Frome Valley. This unique setting provides a rural atmosphere while maintaining easy access to Bristol, local motorway network, Parkway Station, and the popular Bristol-to-Bath cycle path. For everyday conveniences, Downend High Street is just a short distance away, offering a variety of shops, cafes, and essential amenities.

This impressive three-bedroom property offers generous accommodation throughout, extending to approximately 1,357 sq. ft., and is ideally suited for modern family living.

The home is entered via a central hallway which provides access to all principal rooms. To the left, a bright and spacious living room measuring 19'4" x 14'8" offers an excellent space for relaxing and entertaining. Adjacent to this, the well-sized kitchen (17'4" x 13'5") provides ample room for dining and features a practical layout.

The property boasts three well-proportioned double bedrooms. The principal bedroom (19'2" x 14'0") benefits from a private en-suite shower room. Bedroom two (12'10" x 10'7") is also a comfortable double and is positioned close to the main bathroom. Bedroom three (12'11" x 9'11") offers flexibility as a guest room, child's bedroom, or home office.

A centrally located family bathroom serves the additional bedrooms, while the hallway provides convenient access throughout the property.

Hallway

spacious hallway leading to all rooms.

Kitchen/Dining Room

17' 4" x 13' 5" (5.28m x 4.09m)

Living Room

19' 4" x 14' 8" (5.89m x 4.47m)

Bedroom One

19' 2" x 14' (5.84m x 4.27m)

Bedroom Two

12' 10" x 10' 7" (3.91m x 3.23m)

Bedroom Three

12' 11" x 9' 11" (3.94m x 3.02m)

En Suite

5' 5" x 5' 3" (1.65m x 1.60m)

Bathroom

6' x 12' 9" (1.83m x 3.89m)

En Suite

7' 4" x 4' 9" (2.24m x 1.45m)





Total floor area 126.0 m² (1,357 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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To view this property please contact Connells on

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2 The Village Emerson Way Emersons Green
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EPC Rating: C

Council Tax
 Band: D

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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