

for sale

offers over **£550,000**



Bromley Heath Road Downend BRISTOL BS16 6JT

An exceptional semi-detached family home offering over 1,580 sq ft of thoughtfully arranged accommodation, combining elegant period character with contemporary living. Features include two reception rooms, a striking open-plan kitchen/breakfast room and three double bedrooms.

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Entrance Porch

Covered entrance leading to an inviting reception hall with access to the principal reception rooms, kitchen and staircase rising to the first floor.

Lounge

A beautifully proportioned reception room featuring a bay window to the front elevation and a charming wood-burning stove, creating a cosy focal point.

Dining Room

A versatile formal dining and entertaining space enjoying views towards the rear garden with a electric wood effect stove.

Living Room/Sun Room

A bright and spacious room enjoying views over the rear garden, featuring wooden flooring and skylights that flood the space with natural light. French doors provide seamless access to the garden, creating an ideal indoor-outdoor connection.

Kitchen / Breakfast Room

An impressive contemporary kitchen fitted with a comprehensive range of units beneath granite work surfaces. Integrated appliances, hardwood flooring and a substantial breakfast bar make this a highly functional yet stylish space. Access to rear garden.

First Floor Landing

Central landing giving access to all first-floor accommodation.

Principal Bedroom

A generously proportioned double bedroom with fitted wardrobes and enjoying a pleasant outlook to the front of the property.

Bedroom Two

A spacious double bedroom overlooking the rear garden.

Bedroom Three

A well-proportioned double bedroom offering flexibility as a guest room or additional family bedroom.



Study

An ideal home office, study area or nursery.

Family Bathroom

Fitted with a bath, wash hand basin, shower enclosure and WC. Window to rear.

Shower Room

Additional shower room, with double width walk in enclosure, WC and wash hand basin, enhancing convenience for family living. Window to rear.

Garden

A real highlight of the property is the beautifully maintained rear garden, stretching to over 110 ft and offering excellent privacy. Mainly laid to lawn, it features a patio for outdoor dining, a charming pergola seating area, decking, a pond, and raised vegetable beds. Ideal for families, keen gardeners, and those who enjoy spending time outdoors, it provides a versatile and peaceful setting throughout the seasons.

Garage

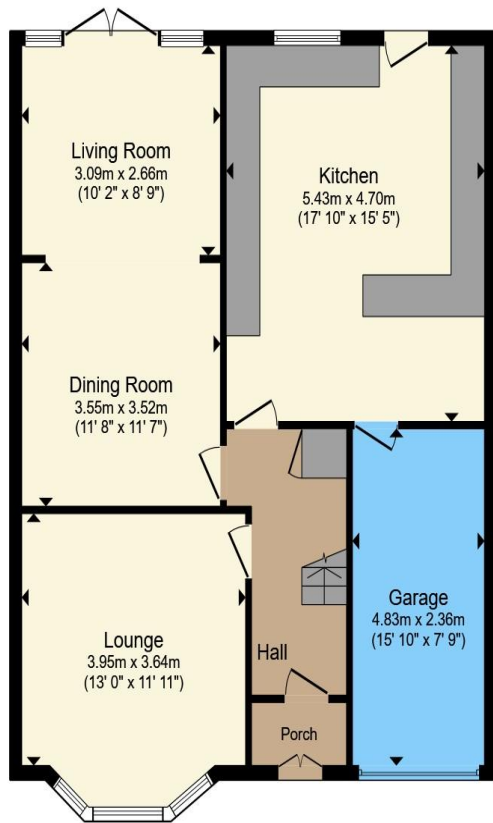
Integral garage providing additional storage, workshop potential or parking.

Agent's Note:

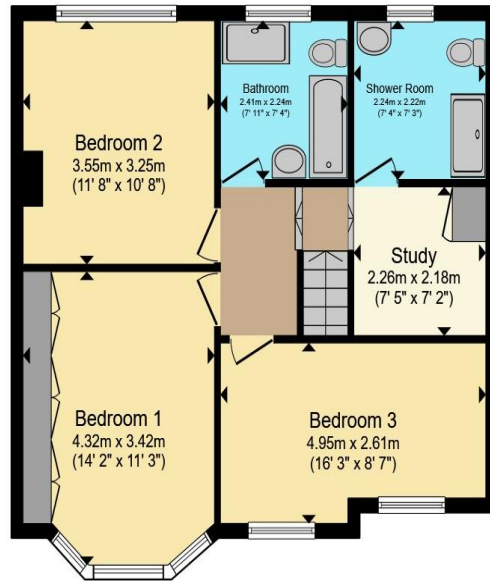
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Ground Floor



First Floor

Total floor area 147.5 m² (1,588 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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BRISTOL BS16 7AE

Property Ref: EME307348 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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