

20 QUEENS DRIVE
BISHOPSTON, BRISTOL, BS7 8JR



An extremely spacious 5 bedroom 1930s semi-detached family house with generous driveway and a fantastic south-easterly facing rear garden. Within circa 900m of Redland Green School.

Price Guide: £750,000

Richard Harding

Chartered Surveyors • Estate Agents • Auctioneers • Valuers

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124, Whiteladies Road, Clifton, Bristol, BS8 2RP





20 Queens Drive, Bishopston, Bristol, BS7 8JR

An extremely spacious 5 bedroom 1930s semi-detached family house with generous driveway and a fantastic south-easterly facing rear garden. Within circa 900m of Redland Green School.

- Generous accommodation which offers an extended kitchen/dining room, utility and wc, 2 separate reception rooms, 5 bedrooms and 2 'bathrooms', plus a shower room.
- The house is set in a very pleasant and leafy side road away from passing traffic yet within easy reach of Gloucester Road.
- Good local schooling available with Bishop Road Primary circa 550m, Henleaze Primary circa 450m and Redland Green School circa 900m.
- **Ground Floor:** entrance hall, sitting room, dining room, kitchen/breakfast room, utility room, downstairs wc.
- **First Floor:** landing, bedroom 1, bedroom 2, bedroom 4, bedroom 5, bathroom/wc, shower room.
- **Top Floor:** landing, bedroom 3 with en-suite shower/wc.
- **Outside:** off street driveway parking for several vehicles on large wide driveway within the front garden, 65ft x 30ft south-easterly facing rear garden with extensive patio area immediately behind the house accessed via dining room and kitchen/breakfast room, also accessed via side of house.
- **At the time of writing the sellers have found a property they would like to buy and so would welcome early interest.**

Route to the property: From our office at 124 Whiteladies Road carry on up Blackboy Hill to the traffic lights on the edge of the Downs bearing right up to the next mini roundabout; take the second exit straight ahead along Redland Hill keeping the Glen Hospital on your left hand side. Continue down to the next roundabout on Redland Road taking the first exit left and then shortly after turn second right into Coldharbour Road. Continue along Coldharbour Road and at the second set of traffic lights turn right into Bishop Road and then first left into Queens Drive where the subject property can be found after a short distance on the right hand side.

GROUND FLOOR

APPROACH: via lovely wide driveway providing off street parking for at least a couple of cars, and entrance door into:-

ENTRANCE HALL: (14'1" x 6'11") (4.29m x 2.11m) doors lead off to the sitting room, dining room, large kitchen/breakfast room and separate study, exposed wooden flooring, stairs rising to the first floor, low level meter cupboards, radiator, picture rail.

SITTING ROOM: (16'0" into bay x 12'4" into chimney recess) (4.88m x 3.76m) a large room with very wide curved bay window to the front elevation comprising five double glazed panes, continuation of exposed wooden flooring. Cast iron fireplace with working flue, wooden surround and mantle and slate hearth. Picture rail, radiator.

DINING ROOM: (15'5" x 11'4" into chimney recess) (4.70m x 3.45m) continuation of exposed wooden flooring, double glazed windows and doors to the rear elevation which open out onto the decking and into the garden, wood burning stove (not fitted with any regulations/HETAS certificate). Picture rail, radiator.

KITCHEN/BREAKFAST ROOM: (15'9" max depth x 15'9" max width) (4.80m x 4.80m) a lovely sunny room with plenty of space, benefitting from a lovely view of the south-easterly facing garden, range of wall and base units incorporating working surfaces, large 1 ½ bowl stainless steel sink unit with mixer tap and draining board, 5 ring gas hob with filter hood above, two AEG ovens (one being particularly large), space for tall fridge/freezer, tiled floor, partially tiled walls, low level radiator, double glazed window to the rear elevation, patio doors to the side leading out onto the decking, two double glazed Velux skylights, further double glazed window to the side elevation, recessed spotlights.

UTILITY ROOM: a very handy well located utility with space and plumbing for automatic washing machine and tumble dryer, working surface above, fitted shelves.

DOWNSTAIRS WC: low level wc, wall mounted wash hand basin, high level double glazed window to the side elevation, radiator, continuation of tiled floor.

STUDY: (8'6" x 7'0") (2.58m x 2.13m) double glazed window to front elevation, radiator.



FIRST FLOOR

LANDING: a lovely spacious landing with stairs rising to the top floor, doors leading off to 4 bedrooms, large family bathroom and an additional shower room. Feature double glazed stained glass window to the side elevation, additional light coming in from top floor landing from a double glazed Velux skylight.

BEDROOM 1: (front) (16'0" x 12'4" into chimney recess) (4.88m x 3.76m) white curved bay window to the front elevation, picture rail, tiled fireplace, radiator.

BEDROOM 2: (rear) (13'3" x 12'7" into chimney recess) (4.04m x 3.84m) double glazed window to the rear elevation with a lovely view of the rear garden, picture rail, tiled fireplace, radiator, exposed wooden flooring.

BEDROOM 4: (side) (11'3" x 7'0") (3.43m x 2.13m) double glazed window to front elevation, radiator.

BEDROOM 5: (middle) (9'5" x 7'0") (2.87m x 2.13m) double glazed window to front elevation, radiator.

BATHROOM/WC: white suite comprising wash hand basin, low level wc, corner bath, window to rear elevation.

SHOWER ROOM: suite comprising shower unit and wash hand basin.

TOP FLOOR

LANDING: with doors leading off to bedroom 3 and shower room/wc.

BEDROOM 3: (20'0" measured to sloping ceiling height minimum of 1'9"/0.53m x 11'3") (6.10m x 3.43m) a generous loft room with three Velux double glazed skylights, radiator, recessed spotlights.

En-Suite Shower/WC: (6'1" x 5'4") (1.85m x 1.63m) white suite comprising pedestal wash hand basin, low level wc, corner shower cubicle with shower fitment, radiator, tiled floor, partially tiled walls, opaque Velux double glazed skylight.

OUTSIDE

OFF STREET PARKING & FRONT GARDEN: a lovely wide driveway providing off street parking for at least a couple of cars.

REAR GARDEN: (approx. 65ft x 30ft) (19.81m x 9.14m) a very generous south-easterly facing rear garden, decking area immediately outside the extended kitchen and dining room patio doors, two steps lead into a level rectangular very generous lawned rear garden with a variety of shrubs, small trees, borders. Patio area. Summer shed. Garden shed.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items such as carpets etc. are not included but may be available by separate arrangement.

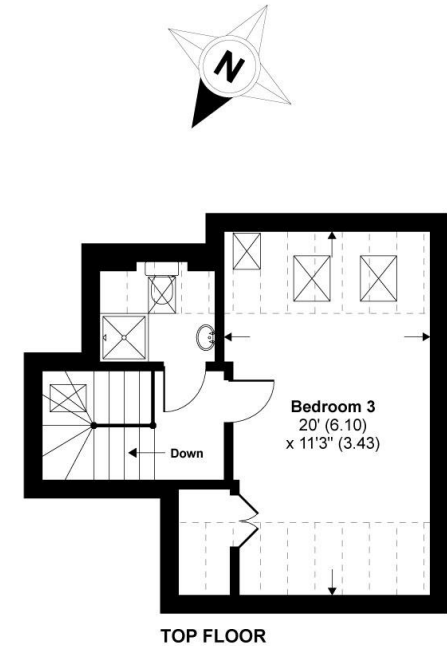
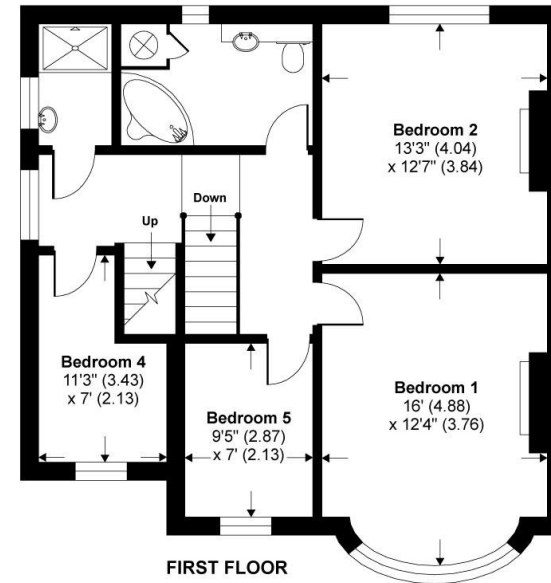
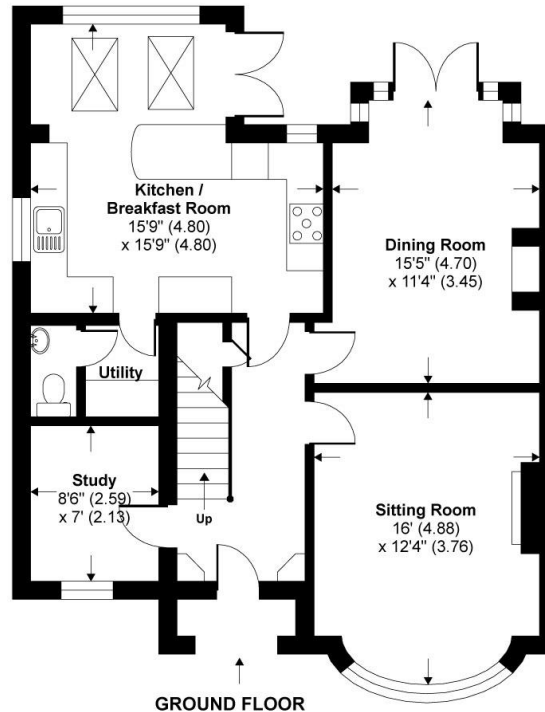
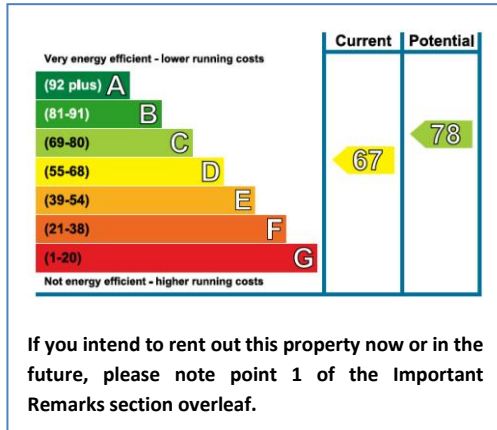
TENURE: it is understood that the property is freehold. This information should be checked by your legal adviser.

PLEASE NOTE:

- As of the 1st April 2018 there is a general requirement for any properties rented out in the private rented sector to have a minimum energy performance rating of E on an Energy Performance Certificate (EPC). The regulations came into force for new tenancies and renewals of existing tenancies with effect from 1st April 2018 and will also come into force for all existing tenancies on 1st April 2020. It will be unlawful to rent a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

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APPROX. GROSS INTERNAL FLOOR AREA 1773 SQ FT 164.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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