



40 THE FURLONG,
, BS6 7TF

GOODMAN
& LILLEY







Situated in the highly desirable Furlong development, this generously proportioned four-bedroom detached family home offers a fantastic opportunity for buyers looking to make their mark on a well-located property.

Built in the late 1990s and coming to the market with no onward chain, the home occupies a peaceful position within easy reach of excellent local amenities, schooling, and transport links.

Location

This home enjoys a highly convenient location within a 5-minute walk of Golden Hill's Tesco Superstore via a pedestrian footpath, making everyday shopping easy. Henleaze Infant and Junior Schools are also just over a 10-minute walk away, further enhancing the appeal of the area for families.

With excellent potential to update and personalise, this is a rare opportunity to secure a spacious and well-located home in one of the area's most sought-after residential enclaves.

Ground Floor

Upon entering the property, you are welcomed by a spacious entrance hallway that immediately sets an inviting tone. From here, you'll find a front-facing reception room, currently used as a dining room ideal for entertaining and family gatherings.

To the rear of the property lies the main

sitting room, a large and comfortable space flooded with natural light from wide patio doors that open directly onto the west facing rear garden. A feature fireplace provides a focal point.

The adjoining kitchen/breakfast room is thoughtfully laid out and benefits from a westerly aspect over the garden.

Designed with practicality in mind, the kitchen features a breakfast bar, work surfaces, and integrated appliances—including a double oven, microwave, dishwasher, washing machine, and fridge-freezer. Underfloor heating enhances its appeal, making this space functional for everyday family life.

First Floor

Upstairs, a bright landing area gives access to four bedrooms, offering flexible accommodation for growing families or those in need of guest or home office space. The master bedroom is positioned at the front of the house and benefits from its own en-suite shower

room, while two further double bedrooms overlook the garden to the rear. The fourth bedroom features built-in wardrobes and would be ideal as a child's, single bedroom, or a quiet work-from-home space. A family bathroom, fitted with a three-piece suite and a shower over the bath, completes the upstairs accommodation. An airing

cupboard on the landing houses the hot water cylinder and provides additional storage.

Outside / Garage / Parking

Externally, the rear garden has been landscaped for ease of maintenance and year-round enjoyment. It features a mix of gravel pathways, paved patio seating areas, and well-stocked borders with mature planting. Fencing surrounds the garden, ensuring a good degree of privacy and a safe space for children or pets to play. A timber garden shed offers useful outdoor storage.

At the front of the property, a smart

- Situated in a desirable location
- No onward chain

- Spacious four-bedroom detached home
- Driveway parking for multiple vehicles
- En suite to the master bedroom
- Integrated garage



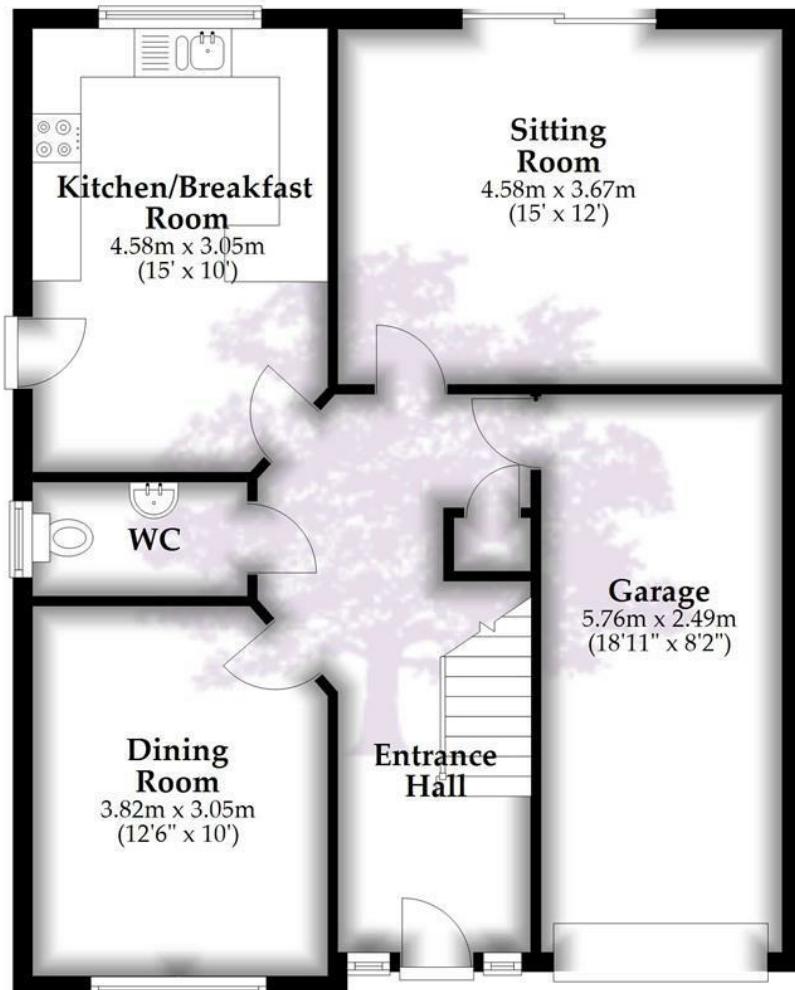




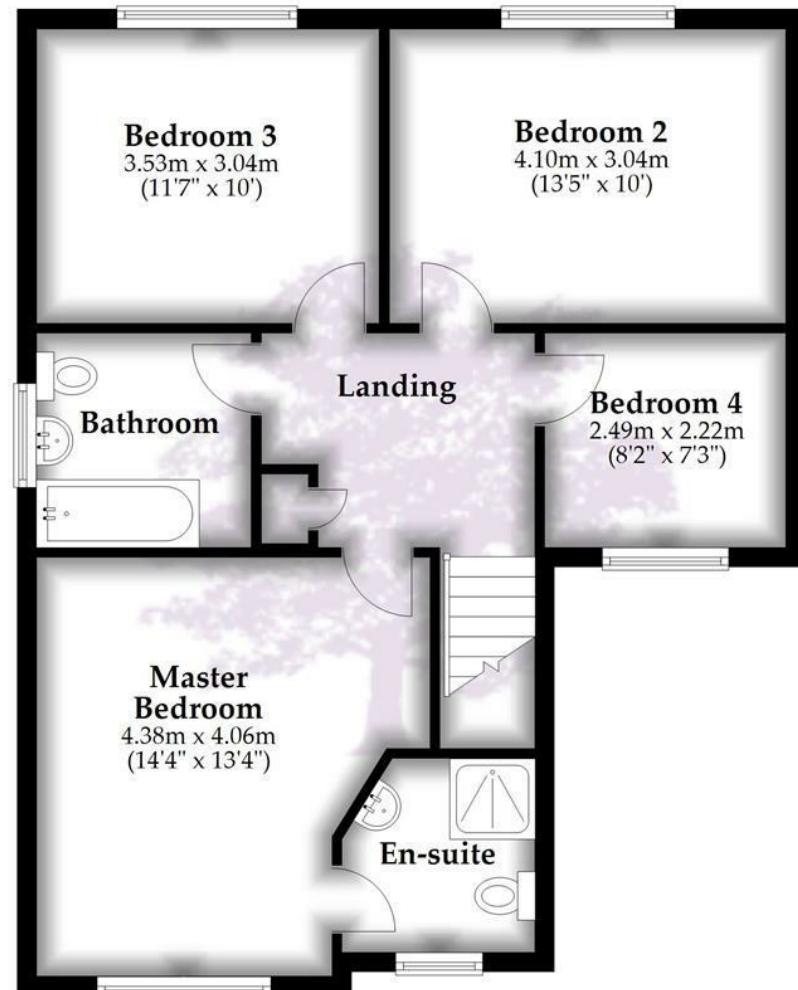
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Ground Floor



First Floor



Total area: approx. 138.0 sq. metres (1485.2 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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