

# HUNTERS<sup>®</sup>

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## Christchurch Avenue

Downend, Bristol, BS16 5TG

£550,000



Council Tax: D



# 22 Christchurch Avenue

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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this substantial period family home located within the sought after Christchurch Ave, positioned within a quiet backwater position within Downend Village. The local high street and shops are a short walk away and on the door step to both the highly regarded Christchurch Infant and Junior schools.

The property has been extended and had a loft conversion to create fantastic living space which is displayed over three floors. The ground floor accommodation comprises: entrance hallway, lounge, dining room, study, cloakroom, kitchen and lean-to. To the first floor can be found 4 generous size bedrooms, family bathroom and a large master ensuite. A staircase rises to a good loft conversion providing ample space for a spare room or bedroom. Externally the property has a large mature lawn and patio rear garden, low maintenance front garden, garage and driveway providing off street parking

## HALLWAY

UPVC double glazed stained glass front door, UPVC double glazed window to side, built in coats cupboard, radiator, stairs rising to first floor, doors leading through to cloakroom, lounge, dining room and study.

## CLOAKROOM

Opaque single glazed window to front, close coupled W.C, vanity unit with wash hand basin, feature exposed stone wall, tiled splash backs.

## STUDY

10'1" x 7'10" (3.07m x 2.39m)

UPVC double glazed window to front, radiator, wall mounted Vaillant combination boiler.

## LOUNGE

14'11" x 14'2" (4.55m x 4.32m)

UPVC double glazed bay window to front, coved/cornice ceiling, double radiator, stone feature open fireplace, stone mantel.

## DINING ROOM

15'0" x 11'6" (4.57m x 3.51m)

Sash window to rear, coved ceiling, dado rail, feature opening to chimney breast, wood mantel surround, built in glass cabinet, large under stair storage cupboard housing electric meter, door to kitchen.

## KITCHEN

17'5" x 7'7" (5.31m x 2.31m)

UPVC double glazed windows to rear and side, LED downlighters, range of cream fitted wall and base units, oak effect laminate work top, 1 1/2 stainless steel sink bowl unit with mixer tap, space for range oven, stainless steel extractor fan hood, space and plumbing for dishwasher, space for fridge freezer, door leading to lean-to,

## LEAN-TO

11'9" x 7'4" (3.58m x 2.24m)

Double polycarbonate roof, laminate floor, space and plumbing for washing machine, space for tumble dryer and fridge freezer.

## FIRST FLOOR ACCOMMODATION:

## LANDING

Spindle balustrade, stairs rising to second floor, doors to bedrooms and bathroom.

## BEDROOM ONE

14'10" x 11'4" (4.52m x 3.45m)

UPVC double glazed window to rear, radiator, door to en-suite.

## EN-SUITE

12'10" x 8'0" (3.91m x 2.44m)

Opaque UPVC double glazed window to side, vanity unit with wash hand basin inset, close coupled W.C, glass shower enclosure housing a mains control shower system, double radiator, chrome heated towel rail, LED downlighters, tiled splash backs.

## BEDROOM TWO

14'8" x 8'5" (4.47m x 2.57m)

UPVC double glazed window to front, picture rail, radiator,

## BEDROOM THREE

10'4" x 7'9" (3.15m x 2.36m)

UPVC double glazed window to front, picture rail, radiator.

## BEDROOM FOUR

7'9" x 7'3" (2.36m x 2.21m)

UPVC double glazed window to rear, radiator.

## BATHROOM

Opaque UPVC double glazed window to side, panelled bath with glass shower screen, electric shower system, vanity unit with wash hand basin

## SECOND FLOOR ACCOMMODATION;

## BEDROOM FIVE

19'8" (max) x 18'0" (max) (5.99m (max) x 5.49m (max))

UPVC double glazed dormer window to rear, 2 Velux windows to side, Velux window to front, 2 double radiators, eyeball spotlights, various access to eave storage.

## OUTSIDE:

### REAR GARDEN

Large mature garden, stone patio leading to a good size lawn, well stocked plant and shrub borders, variety of trees, additional patio to back of garden providing further seating space with under cover area, large shed to back of garden, water tap, side gated access, courtesy door to garage, enclosed by boundary fencing.

### FRONT GARDEN

Laid to stone chippings, paved pathway to entrance, double gated access, enclosed by boundary natural stone wall.

### DRIVEWAY

To side of property providing off street parking for several vehicles, leading up to garage.

### GARAGE

Single detached, double door access.



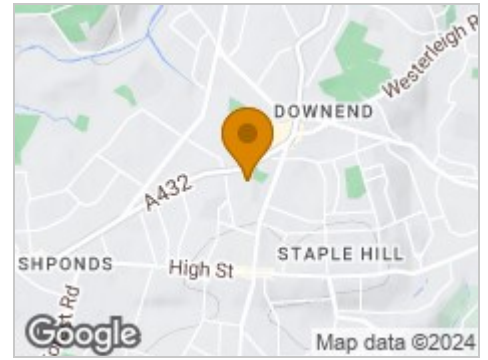
## Road Map



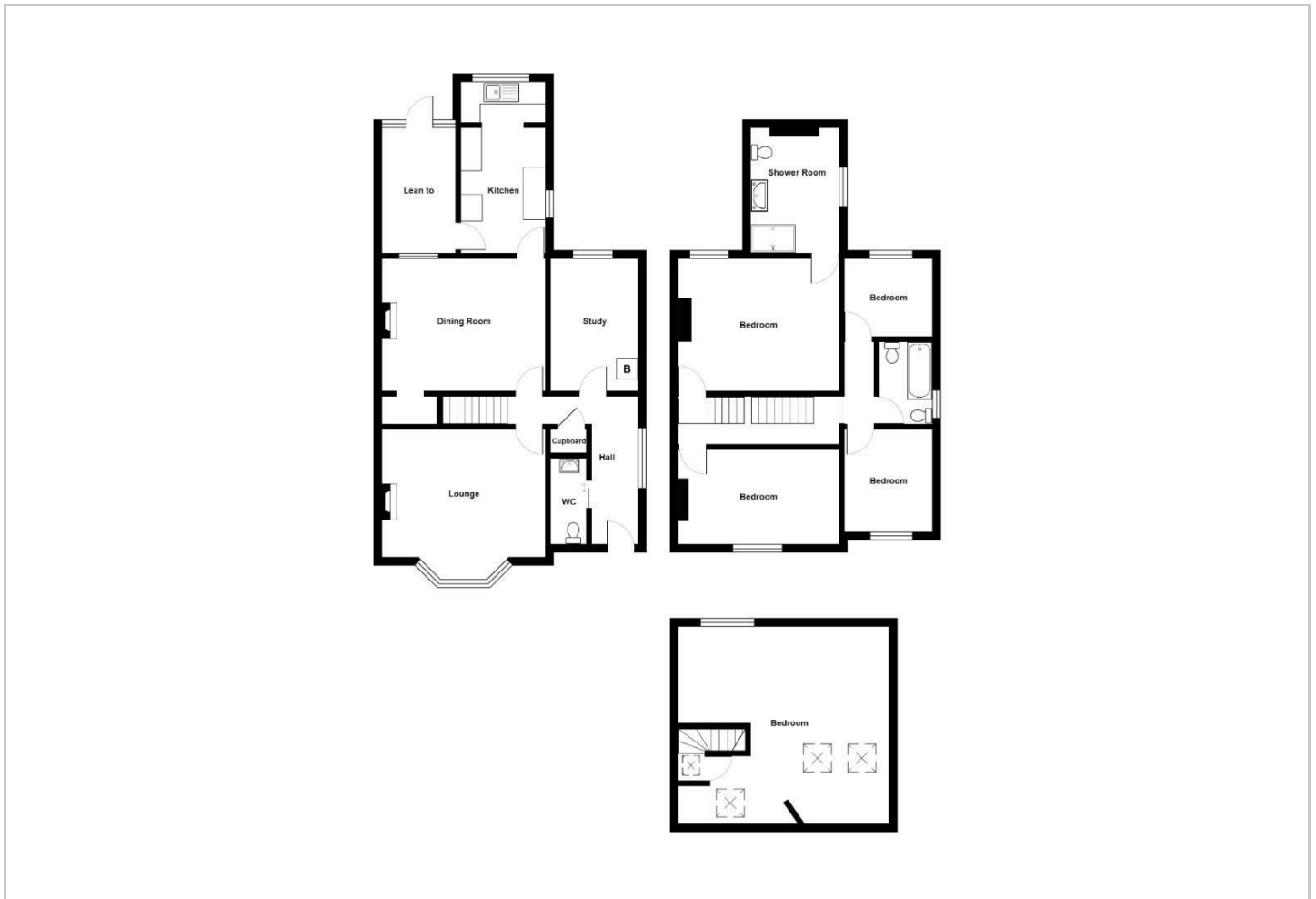
## Hybrid Map



## Terrain Map



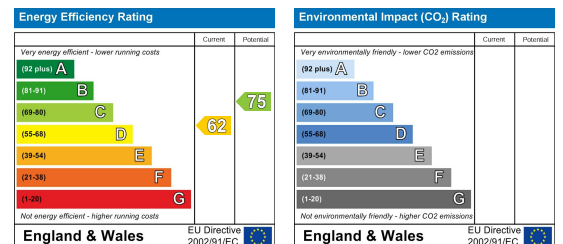
## Floor Plan



## Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.