

HUNTERS[®]

HERE TO GET *you* THERE



Bromley Drive

Downend, Bristol, BS16 6JQ

£450,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this extended semi-detached family home which is located in the popular area of Bromley Heath.

The property is conveniently situated for access onto the Avon ring road, for major commuting routes and transport links. The property is also positioned within easy walking distance of Bromley Heath Junior and Infant School.

The amenities of both Downend and Emersons Green are close by and include a wide range of independent shops and supermarkets, coffee shops, restaurants, doctors surgeries and dental practices.

The spacious accommodation comprises to the ground floor; entrance hall, lounge, living room and a kitchen/diner. The living room and kitchen/diner provide an excellent social zone in the very heart of the property for the family to enjoy and has uPVC double glazed patio doors leading into the rear garden.

To the first floor there are three good sized bedrooms and a shower room.

Externally, the property has a paved low maintenance area to the front and an established garden to the rear which is mainly laid to lawn and patio and is surrounded by established herbaceous borders.

To the rear of the garden is a large detached garage which measures 19'0" x 15'7" with an electric door and power and light.

Additional benefits include uPVC double glazed windows and gas central heating.

An internal viewing appointment is highly recommended.

ENTRANCE

Via a half opaque and bevelled glazed composite door, leading into an entrance porch.

PORCH

Dual aspect uPVC double glazed windows, opaque glazed panelled door leading into entrance hall.

ENTRANCE HALL

Coved ceiling, telephone point, under stairs storage cupboards, cupboard housing boiler supplying gas central heating, radiator, spindled staircase leading to first floor accommodation and doors leading lounge and living room.

LOUNGE

14'3" into bay x 12'0" (4.34m into bay x 3.66m)

uPVC double glazed bay window to front, coved ceiling, fireplace housing a gas coal and flame effect fire, TV aerial point, radiator.

LIVING ROOM

11'5" x 11'0" (3.48m x 3.35m)

Coved ceiling, fireplace housing a gas coal and flame effect fire, dado rail, TV aerial point, radiator, archway leading into kitchen/diner.

KITCHEN/DINER

15'3" narrowing to 6'8" x 18'3" narrowing to 9'2" (4.65m narrowing to 2.03m x 5.56m narrowing to 2.79)

Dual aspect uPVC double glazed windows, coved ceiling, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted cream coloured high gloss wall and base units incorporating an integral fridge freezer, roll edged worksurface, space for a range cooker with cooker hood over, plumbing for washing machine, laminate floor, uPVC double glazed sliding patio door leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Opaque uPVC double glazed window to side, coved ceiling, loft access, airing cupboard, spindled balustrade, doors leading into all first floor rooms.

BEDROOM ONE

14'3" into bay x 8'9" measured to wardrobes (4.34m into bay x 2.67m measured to wardrobes)
uPVC double glazed bay window to front, range of fitted sliding mirror fronted wardrobes with hanging rail and shelving, radiator.

BEDROOM TWO

11'7" x 11'2" (3.53m x 3.40m)
uPVC double glazed window to rear, radiator.

BEDROOM THREE

8'9" x 7'0" (2.67m x 2.13m)
uPVC double glazed window to front, double fronted over stairs storage cupboard, radiator.

SHOWER ROOM

6'8" x 5'3" (2.03m x 1.60m)
Opaque uPVC double glazed window to rear, white suite comprising W.C. with concealed cistern, wash hand basin with chrome mixer tap and white high gloss double fronted cupboard below, large shower cubicle with chrome shower system, tiled walls, chrome heated towel rail,

OUTSIDE

FRONT GARDEN

An area laid to paving with herbaceous borders, low level boundary wall.

REAR GARDEN

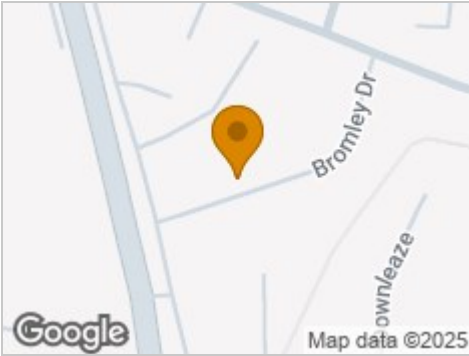
Mainly laid to lawn with established herbaceous borders displaying a variety of various trees and shrubs, paved patios, water tap, greenhouse, small area laid to loose shingle, outside W.C. and brick built storage cupboard, side gate providing pedestrian access, garden surrounded by boundary wall and wooden fencing, stepping stone path way leading to rear pedestrian access and garage.

GARAGE

19'0" x 15'7" (5.79m x 4.75m)
Electric metal up and over door, power and light, dual aspect windows, courtesy door leading into rear garden.



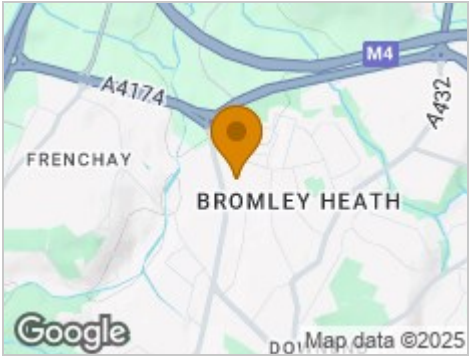
Road Map



Hybrid Map



Terrain Map



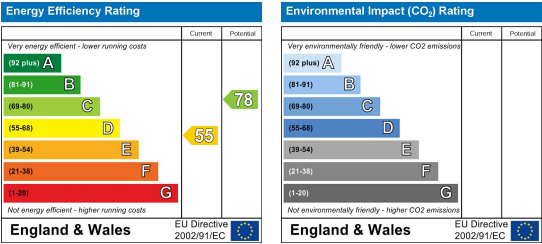
Floor Plan



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.