

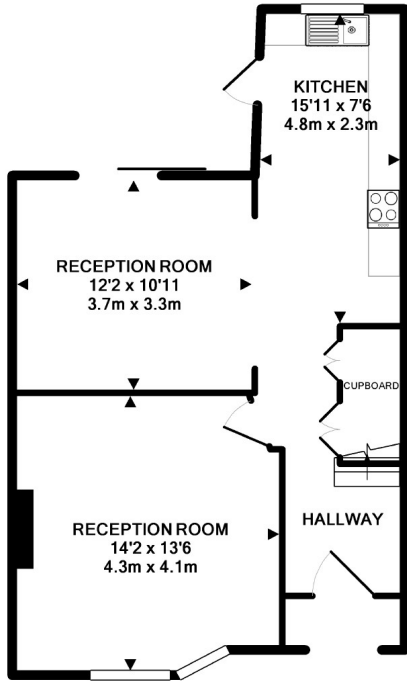


**St Andrews - Guide price £550,000**

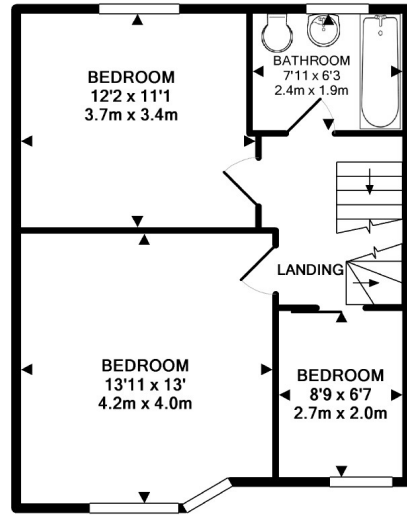
5 bed house

19 Walsingham Road, BS6 5BU

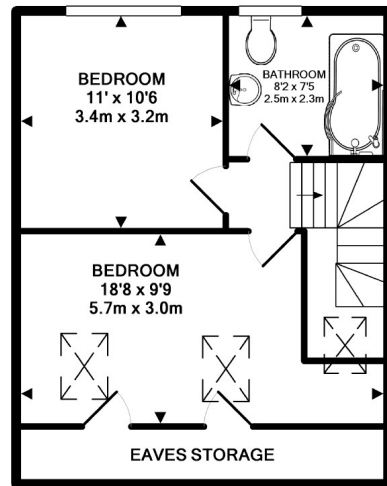




GROUND FLOOR  
APPROX. FLOOR  
AREA 536 SQ.FT.  
(49.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 477 SQ.FT.  
(44.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 441 SQ.FT.  
(41.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1454 SQ.FT. (135.1 SQ.M.)  
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A very well presented home found in an enviable position a short walk to both St Andrews Park and Gloucester Road. St Andrews is a highly desirable residential area due to the popular schools, open green space and access to many local independent amenities found on Gloucester Road. Montpelier train station is also close by as are cycle routes in and out of the city centre. This property represents fantastic value for money due to the many features not normally all found in this area and at this price point. Of particular note is the 1458 sq. ft of living space spread over three levels, the five bedrooms and garage with rear vehicular access.

Inside the accommodation in brief is as follows; the entrance hall opens through to a generous front reception room. This room includes a bay window adding to the spacious and light feel - a wood burning stove is a welcome cosy addition. The rear of the property has been opened up linking the 2nd reception room to the kitchen - creating a great family / entertaining space. A set of sliding doors open this space into the decked area of the rear garden. The first floor has two double bedrooms, a single bedroom and family bathroom. Stairs rise from the landing up into a recently converted loft space. Cleverly designed to incorporate two further bedrooms and a separate bathroom room. The top two bedrooms have been constructed in a way that makes it easy to convert into one extra large bedroom if desired.



### Bishopston Office

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.