

40 LONG BEACH ROAD
LONGWELL GREEN
BRISTOL
BS30 9UJ
£545,000



G R E G O R Y S
ESTATE AGENTS

Positioned on the highly sought after Long Beach Road and discreetly set back from the road can be found this extended, detached family home.

Externally the front garden is enclosed via boundary hedgerow and encases a sweeping driveway providing off street parking for a number of vehicles. The driveway leads to the single garage where further, secure parking is available. Side pedestrian access leads to the rear garden, a private garden with a southerly aspect and mainly laid to lawn and patio.

Internally generously sized room proportions are on offer over two floors, with the first floor in-particular, impressing via the four bedrooms, all of which are impressive double bedrooms. Staying on this level, the introduction of an en-suite shower rooms benefits the principle bedroom, which in turn acts as the perfect secondary bathroom to that of the main, family bathroom positioned via the landing. Both bathrooms comprise a modern, three piece white suite.

To the ground floor an entrance lobby leads to the hallway where the stairs can be found providing access to the first floor, with doors to the ground floor cloakroom and lounge. The lounge is a pleasant room, bathed in natural light with a large opening to the dining room. From the dining room, glazed, sliding patio doors lead to the rear garden, with access also to the kitchen. The kitchen spans into the extended part of the home, and now boasts a wonderful, sit in kitchen with views and direct access to the rear garden. Comprising a large selection of wall and base units, large expanse of work surfaces and numerous integrated appliances. Furthermore our recently replaced 'Worcester' combination boiler can be found within a kitchen wall unit. Personal access can then be found to the garage, complete with power and light supply.

Additional benefits include a loft room, still accessible via a pull down loft ladder, yet one that has ben plastered, painted and carpeted with power, light and a Velux window. In addition the original loft space is 'as was' and offers further typical loft storage. The property is double glazed and gas central hated via the combination boiler replaced within the last 12 months.

A lovely family home, on worthy of an internal inspection.

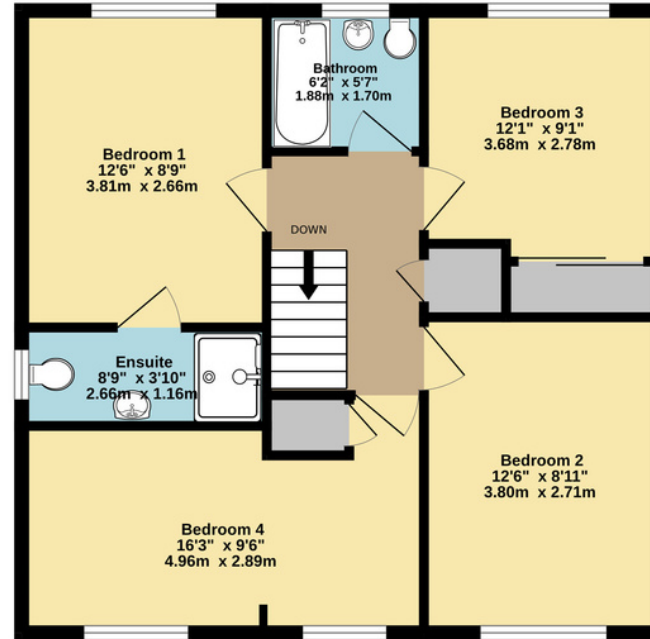
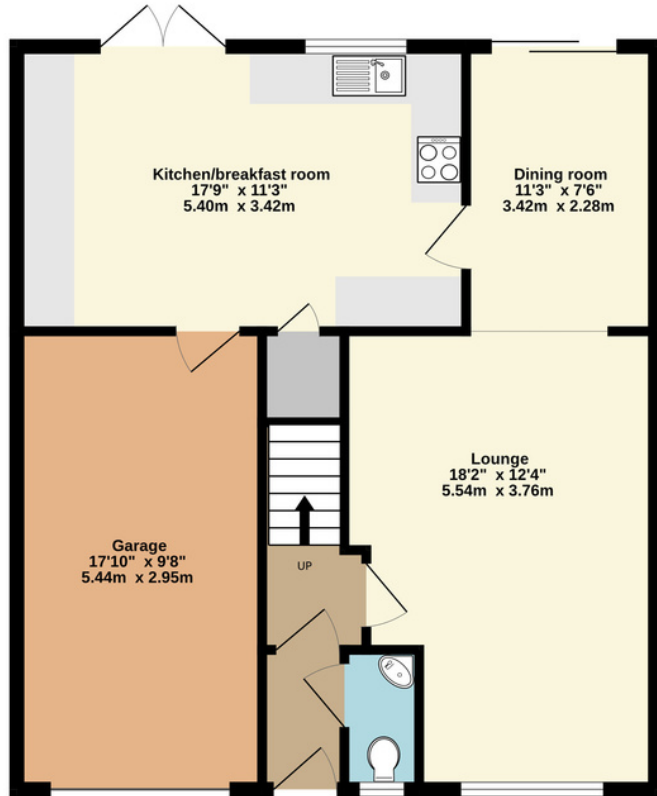






Ground Floor
740 sq.ft. (68.7 sq.m.) approx.

1st Floor
619 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

40 Long Beach Road Longwell Green BRISTOL, BS30 9JU	Energy rating C	Valid until: 2 September 2035
		Certificate number: 9635-7221-8500-0362-4202

Property type	Detached house
Total floor area	109 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

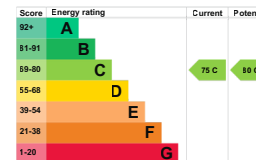
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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0117 986 6644

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