

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

<p>Off street parking</p> <p>Garage</p> <p>Summer house</p> <p>Enclosed mature rear garden</p> <p>Bedroom 12'11" x 19'4" (3.95 x 5.91)</p> <p>Shower room 5'11" x 7'2" (1.81 x 2.19)</p> <p>Bathroom 6'6" x 6'1" (2.00 x 1.87)</p> <p>Office/study 8'3" x 7'3" (2.54 x 2.21)</p> <p>Bedroom 12'0" x 9'7" (3.67 x 2.94)</p> <p>Bedroom 13'6" x 9'6" (4.13 x 2.91)</p> <p>Bedroom 5.04 m<sup>2</sup></p> <p>First floor landing 54.23 ft<sup>2</sup></p> <p>Reduced headroom 133.93 m<sup>2</sup></p> <p>Approximate total area 1441.58 ft<sup>2</sup></p> <p>Utility room 6'1" x 6'11" (1.87 x 2.11)</p> <p>Kitchen/dining/family area 11'11" x 16'7" (3.64 x 5.06)</p> <p>Kitchen area 10'3" x 6'8" (3.14 x 2.04)</p> <p>Living room 13'5" x 11'0" (4.09 x 3.36)</p> <p>Entrance hall 13'3" x 5'8" (4.04 x 1.74)</p> <p>Entrance porch</p>	<p>GIRAFFE360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Excluding balconies and terraces</p>	<p>Floor 2</p>
	<p>Floor 1</p>	<p>Ground Floor</p>



- Two reception rooms
- Modern kitchen/dining/family room
- Utility room
- Four bedrooms
- Office/study
- Bathroom and shower room
- Gas central heating
- Enclosed rear garden
- Off street parking

76 Forest Road, Kingswood, Bristol, BS15 8EH  
**£445,000** Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING D

COUNCIL TAX BAND C



A well presented and extended to the side and rear four bedroom plus office semi detached property offering spacious living accommodation comprising entrance porch, entrance hall with stripped flooring, separate lounge with stripped flooring, extended kitchen/ diner with modern grey high gloss units, ceiling spot lights, quartz work tops and integrated dishwasher and high gloss floor tiled throughout the kitchen and open plan family room to the rear, separate utility room. To the upper floor there are three bedrooms, bathroom, shower room and office with stairs from the first floor landing leading to a bedroom four. The property further benefits from off street parking to the front for three vehicles, garage to the side and good size mature, enclosed rear garden, approximately 70' in length, with two sheds and large summerhouse/games room with bar.



## the location

Forest Road is located within easy reach of Kingswood shopping centre and Hanham High street both offering a range of shops, local facilities, bars and cafe's with good transport links in to the city centre.

## what the owners will miss

*"We will miss the open plan family living space to the rear, the mature enclosed rear garden and attic bedroom".*



## just a thought...

If you are looking for extended spacious living with the added benefit of a separate home office then a viewing is highly recommended.