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- Individually designed and built
- Large open plan kitchen/dining area
- Living room with bi-fold doors and log burner
- Two double bedrooms
- Underfloor heating downstairs plus in the upstairs bathrooms
- Parking
- Beautifully tended South facing rear garden
- Scope to add an additional bedroom

Highcroft, 68a London Road, Warmley, Bristol, BS30 5JL
Offers In Excess Of £450,000 Freehold

PROPERTY TYPE House - Detached

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND C



Individually built and designed, detached home in desirable, convenient location. With entrance hallway and downstairs cloakroom, a large open plan kitchen/dining area opening onto living room with log burner and bi-fold doors overlooking a beautifully tended and maintained South facing rear garden. At the first floor are two double bedrooms, an en suite, both with fitted wardrobes, and a family bathroom. The home further benefits from underfloor heating to the downstairs plus the upstairs bathrooms. Originally designed as a three bedroom home, there is ample scope to add an additional bedroom, as the attic is already part converted, and would just require a staircase. With parking to front, this is a home that deserves to be viewed.



the location

Set between Warmley and Siston Common, the Avon ring road and Bristol to Bath cycle track are within easy striking distance. With local shops in both Oldland Common and Warmley, and the more comprehensive facilities of Longwell Green and Emersons Green, are a short drive away. There are pleasant walks at both nearby Warmley Forest and Siston Common. Bristol 6.1 miles, Bath 8.3 miles

what the owners will miss

We will miss the 'easy' living the house gives us and the south facing garden. After 27 happy years living in Warmley we are locating to a different area.



just a thought...

If you hadn't considered a modern house, this could be the one! Deceptively spacious, meticulously presented and beautifully finished, this home has all the benefits of a modern new build, yet a huge amount of character, with its stone fronting and mullion windows. This home really is a one off!