



**Connells**

Oakleigh Gardens  
Oldland Common Bristol



### Property Description

This is a lovely 1970's style detached house that offers entrance hall, cloakroom/WC, spacious lounge with dual aspect windows and a good size kitchen/dining room. To the first floor there are four double bedrooms and a family bathroom. To the rear is a good size mature garden and the front is a garden and driveway leading to the attached garage. This property is offered chain free.

### Entrance Hall

Double glazed door to the front, stairs to the first floor, warm air vent, built in storage cupboard.

### Cloakroom/ Wc

Double glazed frosted window to the front, low level WC, wash hand basin, tiled splashback.

### Lounge

23' 9" x 11' 4" ( 7.24m x 3.45m )  
Double glazed window to the front, double glazed patio doors to the rear, warm air vents.

### Kitchen/ Dining Room

18' 5" x 11' 1" ( 5.61m x 3.38m )  
Double glazed windows to the front and rear, double glazed door to the rear garden, a range of fitted wall and base units, rolled edge work tops, tiled splash backs, coloured sink unit with mixer tap, space for washing machine, space for cooker, space for fridge/freezer, warm air vents

### First Floor Landing

Double glazed window to the rear, loft access. warm air vents

### Bedroom One

11' 4" x 10' 3" ( 3.45m x 3.12m )  
Double glazed window to the front, fitted wardrobes, warm air vent

### Bedroom Two

11' 3" x 8' 8" ( 3.43m x 2.64m )  
Double glazed window to the rear, built in cupboard, warm air vent

### Bedroom Three

11' 6" x 9' 5" ( 3.51m x 2.87m )  
Double glazed window to the rear, built in wardrobe, warm air vent

### Bedroom Four

11' 4" x 6' plus door recess ( 3.45m x 1.83m plus door recess )  
Double glazed window to the rear, fitted wardrobes, warm air vent

### Bathroom

Double glazed frosted window to the front, a three piece bathroom suite comprising panel bath with electric shower over, vanity sink unit, back to the wall WC, tiled splash[backs, cupboard housing the gas boiler.

### Front Garden

Open plan with lawn and driveway to the garage

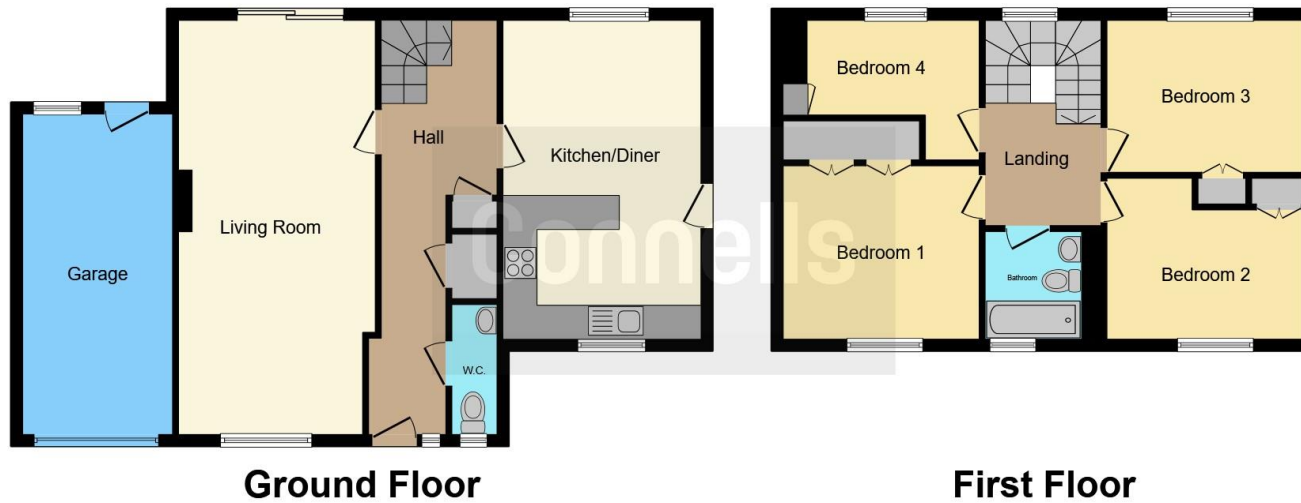
### Rear Garden

A southerly facing mature garden with lawn, paved patio mature trees and shrubs, courtesy door to the garage.

### Garage

18' 5" x 8' 5" ( 5.61m x 2.57m )  
Metal up and over door, light and power, courtesy door to the rear garden.





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**EPC Rating: D**

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Tenure: Freehold



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