



£700,000

40 Metford Road, Redland, Bristol, BS6 7LD

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## 40 Metford Road Redland, Bristol, BS6 7LD

A beautifully presented and extended three bedroom home in the Redland Green School APR.

The approach to the property is via a pathway flanking a pretty front garden with raised planters, bench seating and a cordyline palm tree bringing a coastal vibe. The front door opens into a hallway with a stripped wood floor and a feature window offering a peek into the open plan living area beyond.

The front reception room has a southerly facing half bay window, an open fireplace, a stripped wood floor, built in shelving and has walls and ceiling decorated in an atmospheric dark blue. Internal glazed doors and a bespoke timber bookcase allow the room to be easily connected to the adjacent reception room, or separated, depending on the occasion. The stripped timber floor continues through to the middle living space which has a cast iron log burner which quickly warms up the space on cold evenings. The extended kitchen area spans the rear of the house with bi-folding doors seamlessly linking the garden. The wood floor continues through from the reception rooms with electronically operated Velux windows above pulling in lots of natural light. There are integrated speakers in both the living and dining areas and the kitchen has been recently fitted with shaker style units, a low profile white Quartz worktop and integrated appliances including a double oven.

Stairs (with useful storage beneath) rise upwards to the first floor to three bedrooms and a bathroom. The master bedroom at the rear has fitted wardrobes and a window which looks over the garden. The adjacent front double bedroom has also been freshly decorated and has a window to the front aspect. Next door the third bedroom is set up as a single room with space for a bed and desk. The family bathroom is positioned off the hallway and is fitted with a contemporary white suite, modern tiles and a frosted window to the rear.



Externally the attractive rear garden has been well landscaped with a deck seating area, outdoor shower, well maintained lawn and a patio seating area at the far end, perfectly positioned to catch the late sun. The perimeter of the garden is flanked by mature planting with a timber pergola and vine over the rear seating area. There is a secure rear entrance on to back lane and useful storage area.

The front garden has a dropped kerb and has been landscaped with planters which are removable providing an easy option for off road parking if required.

This well located house sits between the Downs and Gloucester Road - its is a short walk to Redland Green Park and has wonderful selection of shops and amenities nearby; including a local bakers, the Cambridge Arms, a florist, hairdressers, coffee shops and the well loved Orpheus Cinema.

This is a lovely well presented home with a sociable layout, a mature garden in a peaceful Redland location.

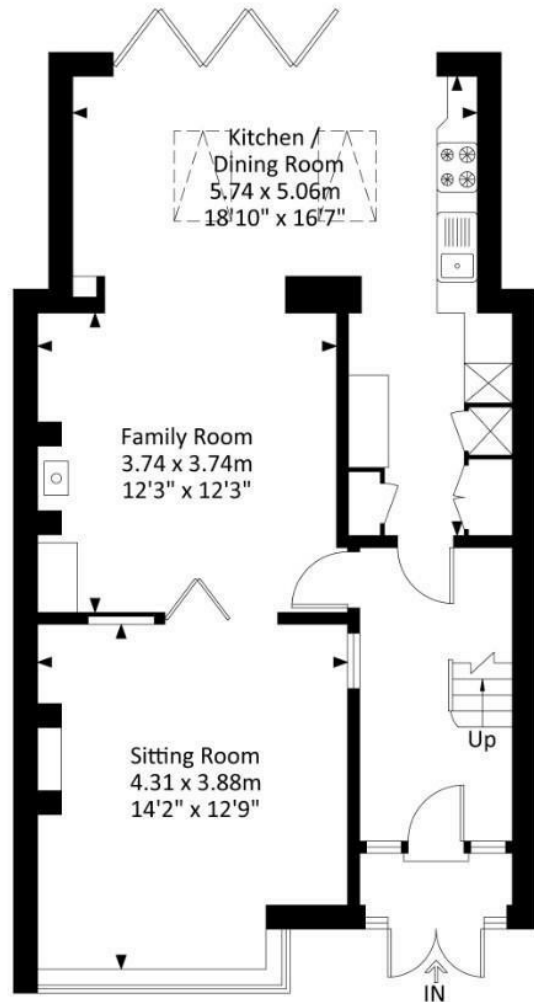
Vendor's comments - "We moved here in 2009 when our daughter started primary school and have had the most wonderful 15 years in our beautiful home. The neighbourhood has everything on its doorstep and we have made great friends over the years. We love our garden and have had many sociable barbecues with friends and enjoy waking up every morning to birdsong in the garden. With the children now grown up we feel its time to spread our wings and start a new chapter but we leave Metford Road with wonderful memories."



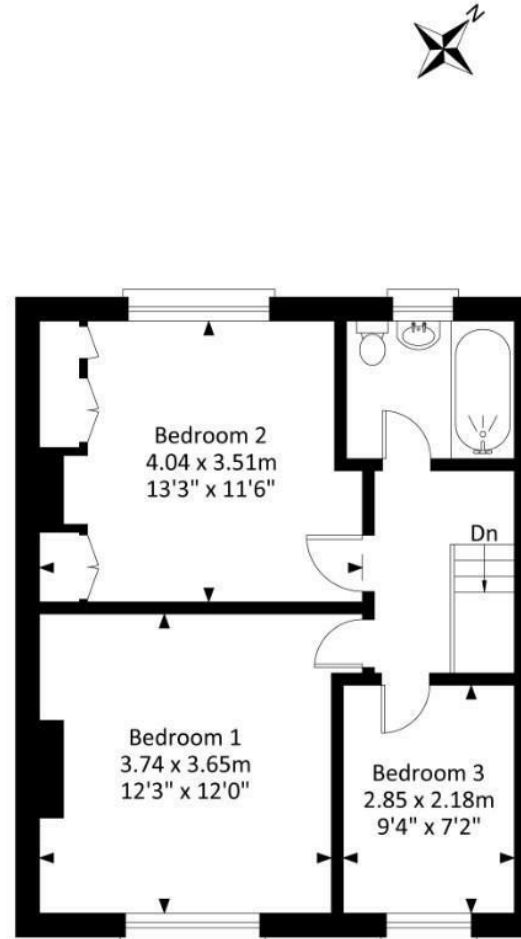


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Approximate Gross Internal Area = 105.18 sq m / 1132.14 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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