



£895,000

31 Metford Road, Redland, Bristol, BS6 7LA

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX

Tel: 0117 370 0557

Email: clifton@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

31 Metford Road Redland, Bristol, BS6 7LA

An extended, four bedroom, end of terrace family home with a garage, car parking space and a south facing rear garden with views. Located 250m from Redland Green School.

This uplifting and well presented home has a well balanced layout with light and bright rooms. Externally at the front, the property has a block paved driveway with a garage. A storm porch conceals a timber front door with glazed inserts. The inner hallway has a stripped wood floor and a useful under stairs storage area. A doorway leads into open plan reception rooms which run from the front to the back of the house. The front sitting area has a half bay window while the rear dining area has glazed doors connecting to a sunny terrace outside. A stripped wood floor flows throughout where it transitions to slate tiling at the rear. The kitchen is fitted with a range of modern units with integrated appliances, a solid wood worktop, velux window and windows looking on to trees beyond.

A discreetly hidden door at the rear of the room leads through to a useful boot room which also has a door connecting the rear terrace. Next to this is a useful w/c and utility room with access to the garage which is currently used as a games room with double doors open on to the driveway at the front.

Stairs rise to the first floor to three bedrooms all linked from a central hallway. The two adjacent double bedrooms are both carpeted with the rear benefiting from far reaching views. The third single room is currently set up as an office while a bathroom fitted with a simple, modern white suite completes the first floor.

A further staircase heads up to the master bedroom in the converted loft space. This light and bright room



has Velux windows at the front with glazed doors and a Juliet balcony with far reaching views across Redland at the rear. There is access to an eaves storage space while there is an adjacent shower room with double basins, close coupled w/c and a shower cubicle.

Externally the rear is an expansive 30ft wide timber deck which has been designed to make the most of the open, sunny aspect. This is the perfect vantage point to enjoy the views across the allotments with the city scape beyond. Timber steps lead down to separate sections of lawn divided by trees and enclosed by a neatly tended hedge.

Set in a peaceful neighbourhood this is the perfect, well balanced family home, well within the Redland Green APR.





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Approximate Gross Internal Area = 129.77 sq m / 1396.83 sq ft
(Excluding Storage & Terrace)

Garage Area = 12.37 sq m / 133.14 sq ft
Total Area = 142.14 sq m / 1529.97 sq ft

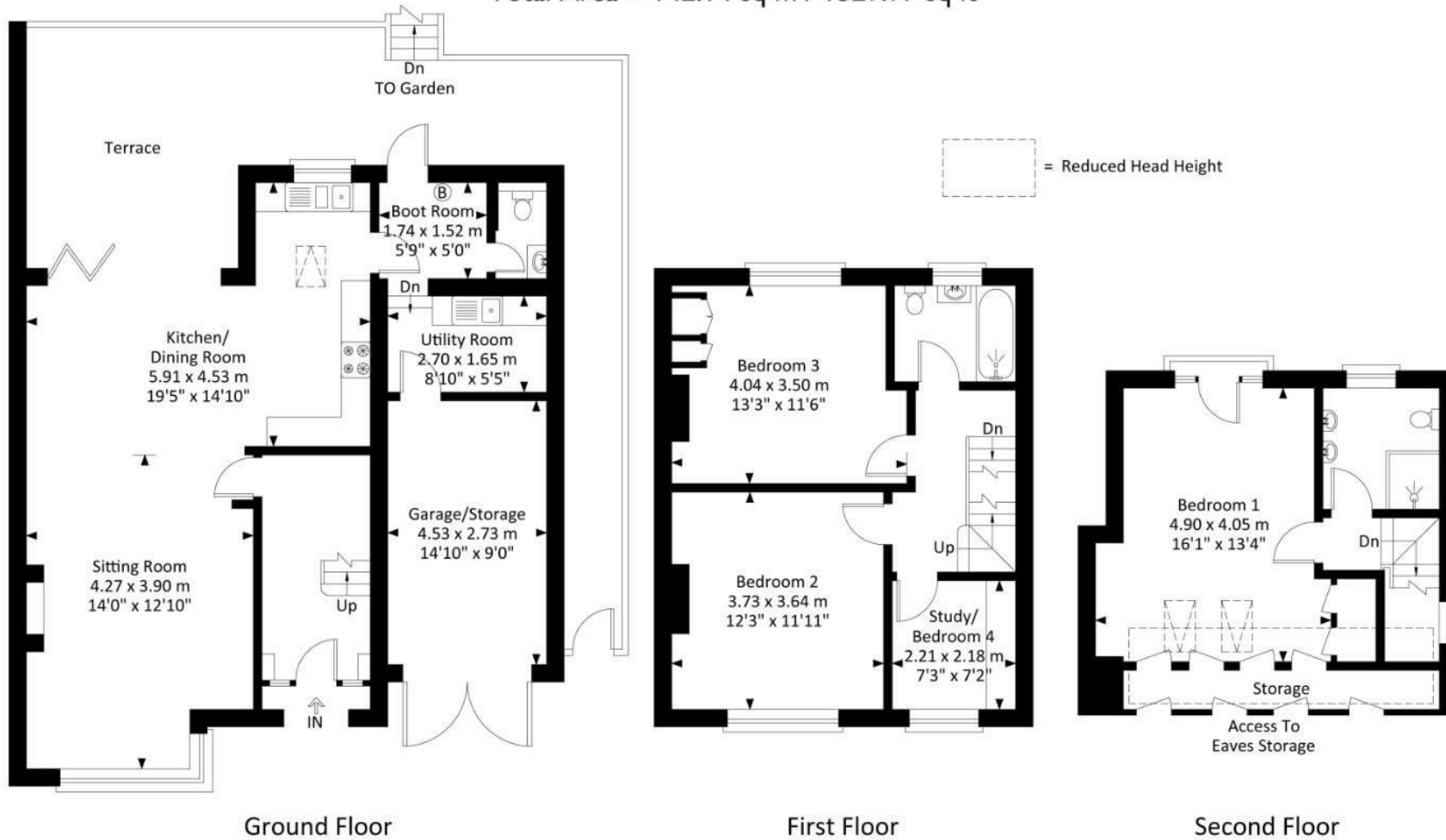


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



elephant 

Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk