



HUNTERS[®]
HERE TO GET *you* THERE

4 Southfield Avenue, Kingswood, Bristol, BS15 4BJ

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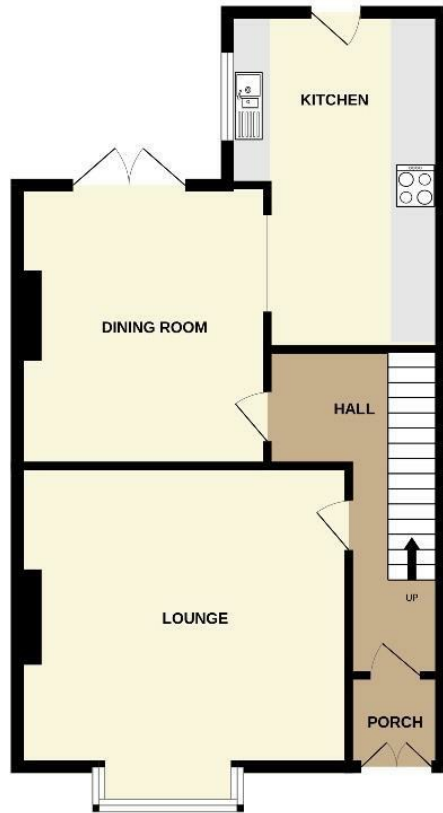
Offers In Excess Of £325,000

****WOW! AMAZING VALUE FOR MONEY HERE!**** This home sits on a quiet road behind all of its handy amenities and transport links boasting vast countryside views and a large West Facing garden. As well as being in fantastic order throughout there is still potential to improve and extend. The open plan kitchen into dining provides a light and airy entertaining space with French doors to large decked area. The lounge comes complete with a wood burner and bespoke quality shutter blinds that are also in all bedrooms. Upstairs are three generous bedrooms and a new bathroom! The garden has potential for a summer house or garage if required and the front provides a paved driveway for parking. Please come along and have a look, you won't be disappointed.

- Attractive Home in Fantastic Order
- West Facing Large Garden
- Rear Access and Paved Driveway to Front
- Lovely Countryside Views
- Quality Kitchen with Quartz Work Surface
- Bay Fronted Lounge with Wood Burner
- Open Plan Kitchen into Diner
- Bespoke Quality Shutter Blinds & Fitted Black Out Blinds
- Recent Roof, Bathroom & Wood Burner

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GROUND FLOOR

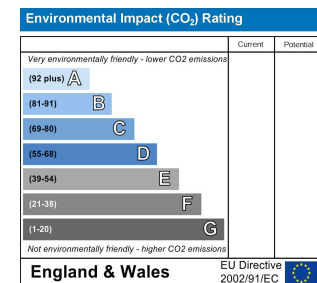
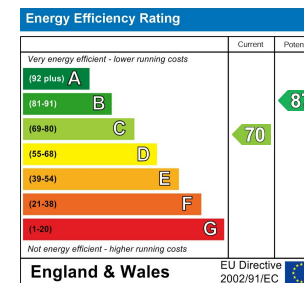


1ST FLOOR



3 BED MID TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2024



FRONT DOOR

New uPVC grey framed double doors set within original archway opening into entrance porch with space for shoes and coats and door into

ENTRANCE HALL

Radiator, stairs to first floor, under stairs storage space, doors to

LOUNGE

12'7" x 11'3"
Double glazed bay window to front with quality fitted shutter blinds, wood burner fitted in 2018

DINING ROOM

12'5" x 10'6"
Double glazed French doors with fitted blinds to rear garden decked area, vertical radiator, ample space for dining/sitting furniture, opening into

KITCHEN

15'11" x 8'8"
Cream quality wall and base units with Quartz work surface over, fitted eye level new oven, electric hob with extractor fan built in, one and a half bowl sink and drainer, space for under counter washing machine and additional appliance, power points with usb ports, double glazed window to side and door to rear garden with fitted blinds, automatic extractor fan

STAIRS

Leading to first floor landing with soft grey carper, loft access to storage space that's partially boarded and insulated, doors to

BATHROOM

6'0" x 5'8"
Fully tiled and new three piece white suite fitted in 2021 comprising wc, wash hand basin with vanity unit beneath, bath with rainfall shower over, glass shower screen, chrome towel radiator, obscure glazed window to rear

BEDROOM ONE

12'6" x 10'10"
Double glazed window to rear with fitted black out blinds and shutter blinds, radiator, built in storage cupboard housing Vaillant combination boiler for heating (on a Hive app thermostat), additional fitted cupboard

BEDROOM TWO

11'3" x 10'10"
Double glazed bay window to front with shutter blinds, radiator


BEDROOM THREE

8'0" x 7'6"
Currently used as a home office, shutter blinds to double glazed window to front, radiator

GARDEN

Large decked area leading to lawn with flower beds, path to separate private area with gate to rear lane. Potential in this space to add a summer house or garage (stpp) if required.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









