



20 Laxey Road, Horfield, Bristol, BS7 0JA

**GUIDE PRICE £495,000**

**GOODCHILD**  
ESTATE AGENTS

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## PROPERTY OVERVIEW

A well-presented and extended three double bedroom Victorian end terrace family house located in a quiet and popular location near Gloucester Road and Horfield Common.

Retaining a delightful mix of period and contemporary features, the property has been sympathetically modernised and is presented to an exceptionally high standard throughout, boasting a magnificent open plan kitchen/dining' family room leading low maintenance rear garden.

Internally, the property comprises; a bay fronted sitting room, family/kitchen/diner, modern downstairs W.C. and utility room on the ground floor, two double bedrooms and a large contemporary family bathroom on the first floor and an a very well-designed double bedroom with en-suite shower on the top floor.

The sitting room retains period features and double-glazed windows to the bay, decorative cornice and a cast iron feature fireplace with and wooden surround. The room also boasts storage cabinets and shelving in each alcove either side of the chimney breast.

The impressive kitchen/dining/family room has been fitted with a range of contemporary 'shaker style' wall and base units, a kitchen island and integrated modern appliances such as double 'Bosch' eye level ovens. The large multifunctional island has inset Belfast style sink with brass mixer tap over whilst also serving as a breakfast bar. The room is completed quartz work surfaces, two large 'Velux' windows and double glazed French doors.

The utility room has plumbing for a washing machine and space for fridge freezer and houses the 'Worcester' combi boiler.

There are two double bedrooms and a bathroom on the first floor. The large bathroom features a bath plus sumptuous walk in double shower, along with contemporary floating wash basin and concealed cistern W.C, chrome heated tower rail and frosted window.

The loft has been converted to create a large double bedroom with fantastic views and a generous ensuite shower room.

The rear garden has been designed for low maintenance with large patio area, synthetic lawn, raised bed, enclosed by walls and useful side gate.

### Location

Laxey Road is a quiet residential road in Horfield with a lovely community feel that naturally attracts many families to the area. The property is only a short walk away from the vast array of independent shops, restaurants and transport links that Gloucester Road has to offer. The green open spaces of Horfield common are also within close proximity and boasts an impressive recreational park and swimming pool within the ever-popular Horfield Leisure Centre. There are two local pubs right on the doorstep with Inn on the green situated at the top of the road and The Crafty Cow a short walk down Gloucester Road, directly opposite Horfield common. Filton Abbeywood railway station is located around 2.4 miles from the property, providing a direct link to Bristol Temple Meads and the city centre. This side of Bristol also offers residents access to the countryside of South Gloucestershire as well as the M4 and M5 motorways.

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## KEY DETAILS

- A Well-Presented & Extended End Terrace Property
- 3 Bedrooms
- Kitchen/Diner
- Utility Room
- Low Maintenance Rear Garden

Guide Price: £495,000

Tenure: Freehold

Council Tax Band: C

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: D

Viewing: By appointment only



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Laxey Road, Horfield, Bristol, BS70JA  
Approx. Area 1352.90 Sq.Ft - 125.70 Sq.M

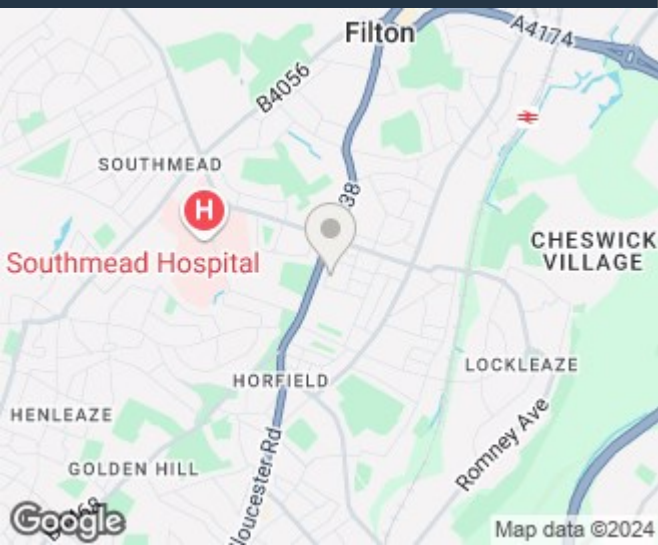


Ground Floor

First Floor

Second Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor plan produced by Energy Plus.



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These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation  
please either call, email or  
follow the QR to book online.



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