



GOODCHILD
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55 Brean Down Avenue, Henleaze, Bristol, BS9 4JE

GUIDE PRICE £495,000

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PROPERTY OVERVIEW

An impressive and thoughtfully extended semi-detached 2-bedroom home located on a popular and neighbourly cul de sac, with a much larger than average corner garden and adjoining garage and drive.

The open plan ground floor comprises; a fully fitted kitchen with quality oak units and Kashmir rose granite work surfaces, comprehensive 'Neff' appliances and a clever built in dresser, beyond the kitchen is the dining/study space with a built-in desk and storage units.

To the rear of the ground floor is a sitting room with large Velux Windows and a conservatory with double doors opening onto the enclosed corner garden.

Throughout the ground floor there is underfloor heating, and the majority of the floor is tiled with limestone flagstones. To the first floor there are two bedrooms and a fully tiled bathroom with a white suite.

Outside

The rear and corner plot garden is mainly laid to lawn with patio areas. From the rear you also have access to the garage which now incorporates a utility and storage room with power, light and storage.

Location

Situated off Henleaze high street, ideal for those who want to make use of the Downs in a fantastic part of Bristol which allows residents a vast open space for sport and recreation and the heart of the city. The area also has an abundance of popular cafes, deli's, greengrocers and even a great value local cinema. With Waitrose around the corner, a Co-op and Tesco Metro and a plethora of independent shops and pubs all within a five-minute walk.

This area of Bristol is quiet, yet very accessible for the City Centre with a bus stop within a stones' throw of the house and is five minutes' drive to Southmead Hospital and Horfield Leisure Centre. The house also offers easy access out of the city, onto the motorways or to the major employers across North Bristol. Buses run frequently from this area travelling across the city, including a direct bus to the doorstep of Temple Meads Train Station, making it an idea spot for commuters, up to Filton via Southmead Hospital and also into Clifton Village.



KEY DETAILS

- A Impressive Extended Semi-Detached Property
- 2 Bedrooms
- Open Plan Ground Floor
- Corner Plot Garden
- Adjoining Garage
- No Onward Chain

Guide Price: £495,000

Tenure: Freehold

Council Tax Band: D

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

EPC: D

Viewing: By appointment only

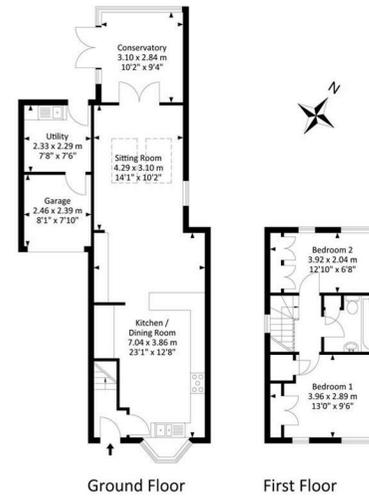


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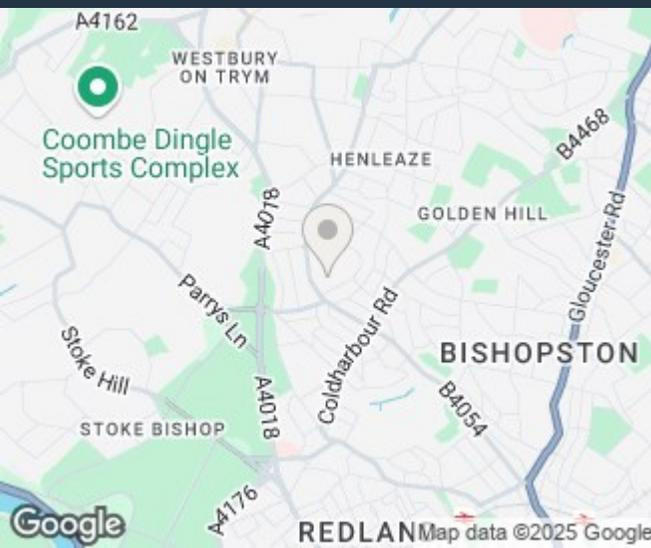
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Approx. Area 965.50 Sq.Ft - 89.70 Sq.M



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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Important Notice:

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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