



# ARCHITECTURALLY DESIGNED INDIVIDUAL PROPERTY

## SUMMARY

- Two living walls
- Three bedrooms
- Architecturally designed
- Circa 1200 sq. ft.
- Open plan layout
- Parking for 2 cars

## SITUATION

Brookfield Road in Cotham, Bristol, is a charming residential street lined with Victorian and Edwardian houses, reflecting the area's historical character. The road is relatively quiet, providing a peaceful environment for families and professionals with the liveliness of Stokes Croft and The Arches on your doorstep. Nearby Cheltenham Road ensures convenient access to local amenities, including shops, cafes, and schools. Public transport links are robust, with regular bus services and nearby train stations, making it an attractive location for those working in central Bristol.

## DESCRIPTION

A unique opportunity to buy an architecturally designed property with rear courtyard and off street parking for two cars.

On entering the property you notice the abundance of light that flows into the property. The well designed open plan layout is ideal for entertaining. The kitchen has been well planned with a number of base units, two integrated dishwashers, two ovens, hob and sink with black marble worktops over. A breakfast bar splits the space between the kitchen and sitting room with dining area off and large windows both front and back. There are three bedrooms; one on the ground floor and two further bedrooms on the first floor, all of which are serviced via their own en-suites. The bathrooms have all been designed to exude style and sophistication.

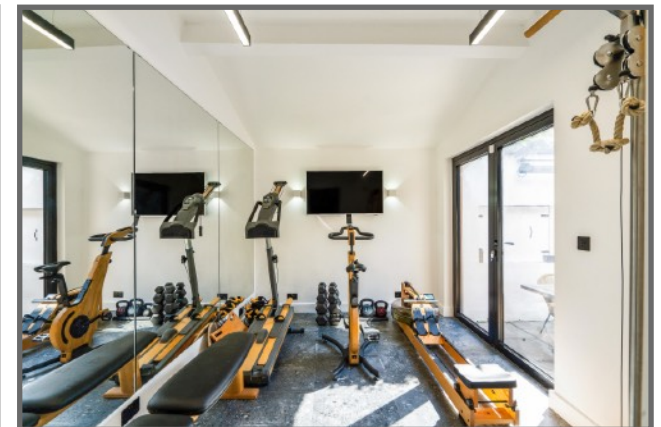
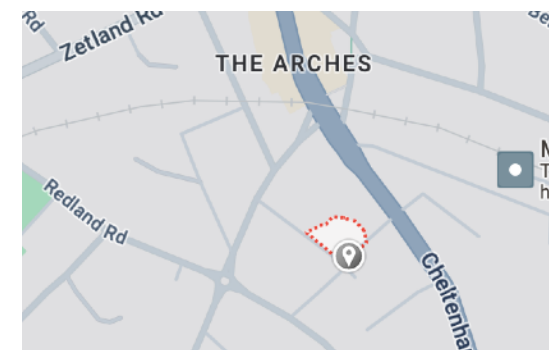
Agents note: In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a connected person, as defined by the act.

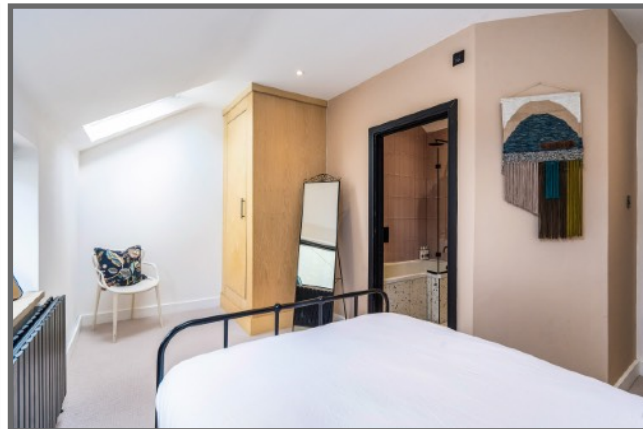
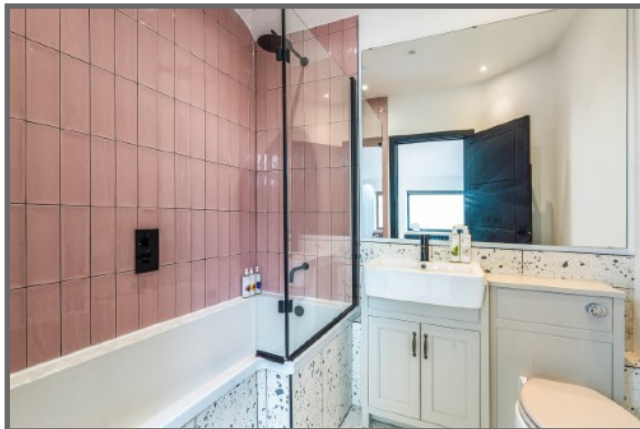
## OUTSIDE

To the front of the property is a living wall that is self watering and offers a good sized parking area for around two vehicles. To the rear of the property is another large living wall and enclosed garden with hot-tub.

## DIRECTIONS

6 Brookfield Road, Cotham, BS6 5PQ





6 BROOKFIELD ROAD, BRISTOL, BS6  
 Approximate Floor Area = 111.2 sq m / 1197 sq ft

