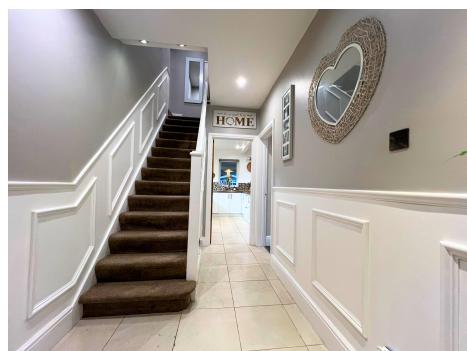




**Connells**

King Georges Road  
Bristol



### Property Description

This spacious 1930s bay-fronted semi-detached home offers generous living accommodation across two floors, with high ceilings and large bay windows that create a bright and welcoming atmosphere. The ground floor features an entrance porch and wide hallway leading to a generous living room, and an open-plan kitchen/diner finished to a high standard with integrated appliances. There is an extension to the rear with bi-fold doors opening to the rear garden. To the side elevation, there's a utility room, downstairs WC, and a large double bedroom that also works well as a home office or guest space.

Upstairs, the property offers four well-proportioned double bedrooms, including a bay-fronted main bedroom. Two of the bedrooms have been further enlarged with a side extension, enhancing the overall sense of space and flexibility. A modern family bathroom completes the upper floor, while a private driveway to the front provides ample off-street parking.

This property also features a rear lane as part of the title, accessible via security gate.

Located in a well-established South Bristol neighbourhood, the property benefits from excellent access to local amenities, green spaces, and well-regarded schools. Imperial Retail Park is just a four-minute drive away, offering a wide range of shopping options, while regular bus routes provide easy access to Bristol City Centre, Parson Street and Temple Meads stations, and major road connections including the M32, M5, and M4.

### Living Room

11' 10" max x 11' 10" max ( 3.61m max x 3.61m max )

Bay-fronted lounge with double glazed front window, fitted blinds, and curtain rails. Features wood flooring, a media wall, and an electric Smeg fire.

### Kitchen/Diner

18' 6" x 11' 10" max ( 5.64m x 3.61m max )

Contemporary kitchen with matching gloss-finish base and wall units, oak worktops, and partially tiled walls. Features include a built-in Hotpoint oven and microwave, integrated hob with stainless steel extractor fan, stainless steel sink with drainer, and integrated fridge freezer and dishwasher. Tiled flooring throughout. Double glazed window and French doors opening into the conservatory.

Generous space for a large dining table.

### Conservatory

17' 6" x 6' 4" ( 5.33m x 1.93m )  
Full width bi-folding doors to rear. Great space that could have a multitude of purposes, tiled flooring leading to utility room.

### Bedroom One

11' 7" max x 10' 7" max ( 3.53m max x 3.23m max )

Large main bedroom with double glazed bay window to front. Wall-mounted radiator underneath the window. Hard wood flooring, spotlight style lighting, fitted blinds and curtains. Double built in wardrobe.

### Bedroom Two

11' 11" max x 7' 11" ( 3.63m max x 2.41m )

Large second bedroom. Double glazed window to rear and wall-mounted radiator under window. Wooden flooring. Airing cupboard.

### Bedroom Three

11' 11" max x 7' 11" max ( 3.63m max )

x 2.41m max )

Carpeted flooring, neutral tones throughout. Double glazed window to rear. Single built-in wardrobe.

#### **Bedroom Four**

14' 8" x 6' 4" ( 4.47m x 1.93m )

Double bedroom. Carpeted flooring and double glazed window to front. Blinds and curtain rail. built in wardrobe.

#### **Bedroom Five**

15' 10" x 6' 4" ( 4.83m x 1.93m )

Good sized bedroom on the ground floor. Double glazed window to front, led spotlights.

#### **Utility Room**

14' 10" max x 6' 4" max narrowing to 3' ( 4.52m max x 1.93m max narrowing to 0.91m ) space for washing machine and tumble dryer with upvc door to rear garden and double glazed window.

#### **Main Bathroom**

Modern three piece bathroom suite with WC, wash hand basin with integrated vanity cabinet. Panelled bath with shower over. Fully tiled walls and heated towel rail.

#### **Downstairs Shower Room**

WC and wash hand basin, heated towel rail. Shower cubicle with glass door. laminate flooring and ex fan.

#### **Summerhouse**

Large outbuilding in the rear garden. Great space for entertaining, fully enclosed with lighting, power and heating.

#### **Driveway**

Off street parking for up to 5 cars.

#### **Rear Garden**

Large patio laid to a large lawn area. Accessible via rear lane access.

#### **Double Garage**

29' 2" x 10' 11" ( 8.89m x 3.33m )  
Electric roller shutter door. Water, electric and lighting.

#### **Entrance Hallway**

11' 9" x 6' 2" ( 3.58m x 1.88m )

a spacious entrance hallway with tiled flooring leading to front reception room, kitchen diner with stairs to the first floor.

#### **Entrance Porch**

a welcoming entrance porch with led lighting and duel aspect double glazed upvc windows.

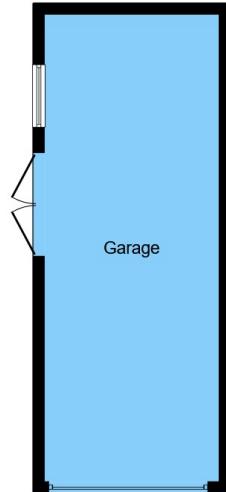




**Ground Floor**



**First Floor**



**Garage**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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