



**Connells**

Arden Close  
Bristol

# Ardern Close Bristol BS9 2QT

for sale offers in excess of  
**£500,000**



## Property Description

The property lies to the north west of Bristol and is considered to be semi-rural being on the cusp of the town and country. There are meandering walks and bridle paths through the nearby Kings Weston estate and shops within proximity including those in Westbury-on-Trym and Henleaze, which includes a Waitrose. There are a wide variety of schools, state and independent, available from Stoke Bishop, Westbury, Henleaze and more particularly Clifton for the latter which is approximately 4.7 miles away. For sporting endeavours, there are health and leisure clubs and golf courses. For the commuter, the A4018 provides a direct link to not only the motorway networks, M4 and M5, but also Bristol's commercial centre.

## Entrance Hall

### Lounge

11' 7" x 22' 8" ( 3.53m x 6.91m )

### Kitchen

14' 5" x 17' 11" ( 4.39m x 5.46m )

### Bedroom 1

9' 10" x 9' 9" ( 3.00m x 2.97m )

### En Suite

### Bedroom 2

10' 5" x 10' 11" ( 3.17m x 3.33m )

### Bedroom 3

12' x 8' ( 3.66m x 2.44m )

### Bedroom 4

7' 7" x 6' 3" ( 2.31m x 1.91m )

## Bathroom

### Bedroom 5

20' 2" x 8' 7" ( 6.15m x 2.62m )

### En Suite

### Attic Store

### Front Garden

### Rear Garden









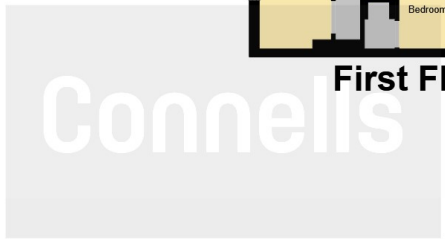
**Ground Floor**



**First Floor**



**Second Floor**



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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**EPC Rating: C**

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Tenure: Freehold



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