



Connells

Charlton Mead Drive
Bristol

Charlton Mead Drive Bristol BS10 6LW

for sale offers in excess of
£475,000



Property Description

The current owners have looked after this home incredibly well and even added the recent conversion to the downstairs for versatile living space.

Just off the entrance hall is the modern kitchen/diner providing large entertaining space for those that love to host! The living room is also just off the entrance hall which has double doors leading to the South-East facing rear garden.

The large rear garden provides ample space for outdoor entertaining as well as the outdoor office area which has electric throughout and WiFi!

The upper floor comprises of master bedroom with en-suite, two double bedrooms and the main family bathroom.

Parking is never a worry with the driveway to the front.

Bedroom One

17' 9" x 11' 9" (5.41m x 3.58m)

Ensuite

7' 5" x 6' 1" (2.26m x 1.85m)

Bedroom Two

11' 2" x 8' 7" (3.40m x 2.62m)

Bedroom Three

8' 7" x 11' 3" (2.62m x 3.43m)

Bathroom

10' 7" x 5' 3" (3.23m x 1.60m)

Bedroom Four/Annex Bedroom

14' 4" x 8' 10" (4.37m x 2.69m)

Annex Shower Room/Cloakroom

Parking

Studio/Home Office

13' 9" x 11' 4" Max (4.19m x 3.45m Max)

Rear Gardens

Entrance Porch

Entrance Hall

Lounge

12' 9" x 17' 7" (3.89m x 5.36m)

Kitchen

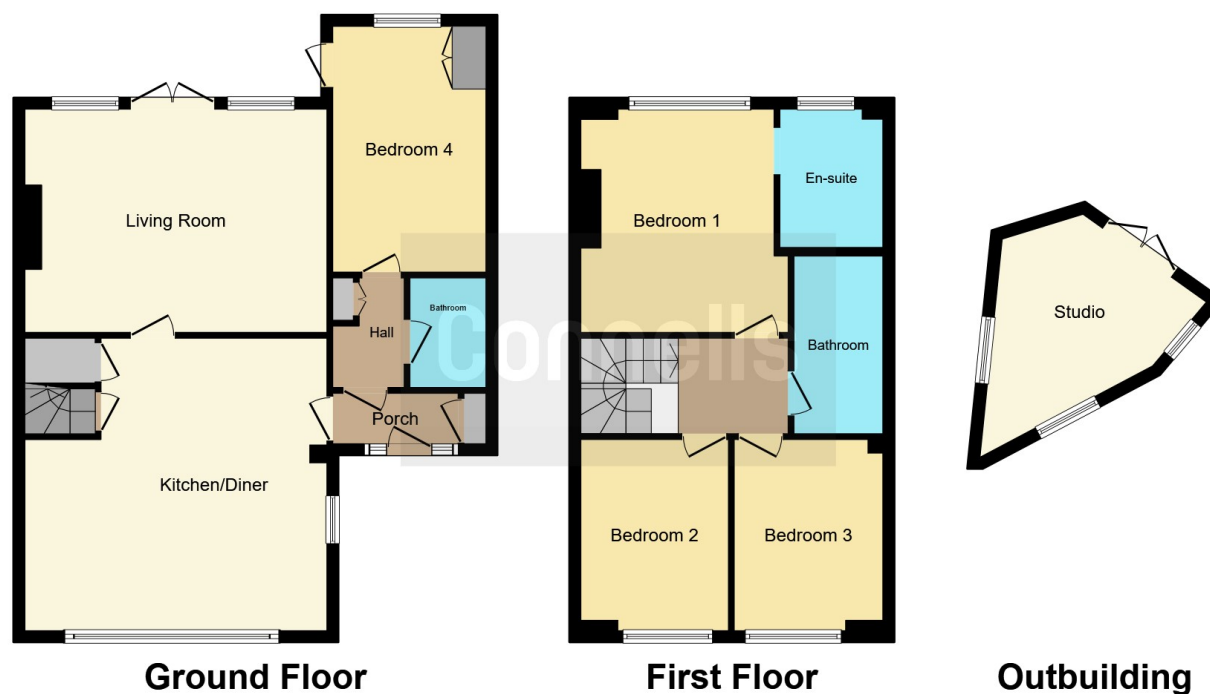
17' 3" x 17' 5" (5.26m x 5.31m)

Landing









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

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6 Canford Lane
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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Property Ref: WOT309068 - 0006