



Ashford Road, Patchway Bristol BS34 5DU

welcome to

Ashford Road, Patchway Bristol

This stylish three bedroom home benefits from driveway parking, beautiful gardens front and rear, well proportioned linking spaces, spacious accommodation throughout and a supremely convenient location. Please contact us for more information and/or arrange a viewing.

Ashford Road Entrance

The pretty entrance is accessed over the a path with lawn adjacent. There is space for at least one vehicle give the driveway parking and gated access.

Hallway

10' 10" max x 6' 5" max (3.30m max x 1.96m max)
The spacious hallway instantly accentuates the feeling of size and space as found throughout. The space finished with wooden laminate flooring leads to all areas and offers light and views straight through and into the garden.

Living Room

14' 7" max x 10' 8" max (4.45m max x 3.25m max)
The smart and stylish living room offers front garden views and is finished to a high standard. Here we also find wooden laminate flooring set against a feature gas fireplace with mantle and surround. Further understairs storage offered here.

Kitchen-Diner

21' 10" max x 9' 10" max (6.65m max x 3.00m max)
The substantial kitchen-diner offers plenty of space to easily incorporate a full kitchen, lounging space AND dining area. Here we have side access and a bank of windows looking out over the rear garden.

Stairs Leading Upwards

Well presented staircase with carpet, wooden spindles and matching banister rails. A side window to the top landing offers sumptuous light and sizable feel.

Landing

7' 2" max x 6' 5" max (2.18m max x 1.96m max)
Well proportioned auditorium style landing leading to all areas. Window to side aspect and loft access.

Bedroom One

10' 11" max x 14' 6" max (3.33m max x 4.42m max)
Well proportioned primary bedroom with views to the front aspect. Completed in neutral colours with carpet and pendant light. Space for plenty of additional furniture.

Bedroom Two

14' 7" max x 9' 11" max (4.45m max x 3.02m max)
Again, presented to a high standard with great dimensions. BedroomTwo capitalises on the lovely garden views.

Bedroom Three

9' 9" max x 7' 10" max (2.97m max x 2.39m max)
The third room is impressive for a room of it's type and offers flexible usage options.

Bathroom

6' 5" max x 5' 7" max (1.96m max x 1.70m max)
Smart and modern three piece bathroom with shower over bath and garden facing window.

Exterior Garden

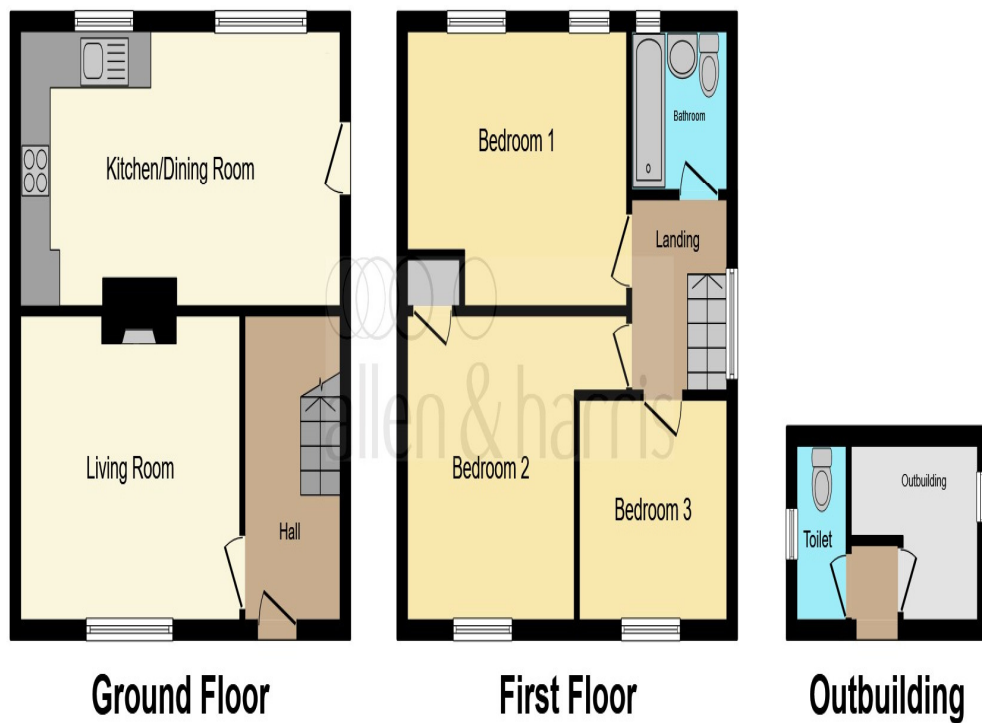
The garden to the rear is perfect for alfresco dining, children and generally relaxing. It is a mix of lawn, decorative plants and mature herbaceous borders.

Outbuilding

15' 8" max appx x 6' 1" max appx (4.78m max appx x 1.85m max appx)
Substantial outbuilding and 'lean-to' is found to the side. Potential to re-purpose or just use as storage.

Parking

Driveway parking for at least one vehicle.



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



welcome to
Ashford Road,
Patchway Bristol

- Superb Three Bedroom Home
- Semi-Detached with Further Outbuilding
- Front and Rear Gardens / Spacious Kitchen-Diner
- Driveway Parking / Impressive Room Dimensions
- Convenient Location

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£320,000



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Property Ref:
STG106555 - 0002

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