



HEATH WALK
DOWNEND, BRISTOL, BS16 6EY

£475,000





GROUND FLOOR

Porch

Lounge

11'11 x 11'11

Family Room

20'3 max x 11'11

Kitchen/Breakfast Room

20'5 max x 8'0 max

Cloakroom

5'11 x 2'9

FIRST FLOOR

Landing

Bedroom

11'11 x 11'11

Bedroom

10'5 x 10'3

Bedroom

9'5 max x 8'2

WC

5'6 x 2'8

Shower Room

8'6 x 7'6

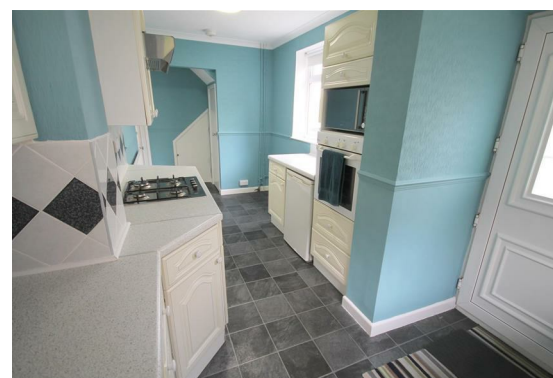
EXTERNAL

Rear Garden

Front Garden

Off Road Parking

Garage



NO ONWARD CHAIN

A delightful three bedroom halls adjoining semi-detached home occupying an elevated position on the sought after Heath Walk.

The spacious ground floor accommodation consists of two reception rooms, the lounge has a double glazed bay window to the front elevation and the spacious family room has patio doors opening onto and overlooking the garden.

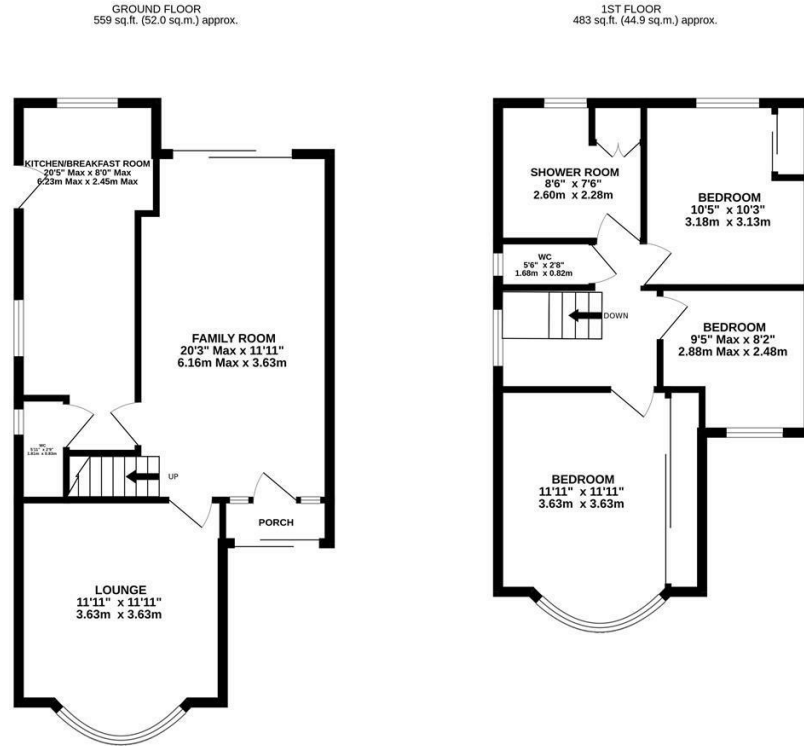
Thoughtfully designed to utilise all available space the kitchen/breakfast room has a range of wall and base units finished with traditional style doors; integrated appliances include an eye level oven, gas hob and extractor whilst there is space for an undercounter fridge, freezer, washing machine and microwave.

Additionally, there is a ground floor cloakroom positioned under the stairs. The first floor has three bedrooms, two of which are well proportioned doubles both of which benefit fitted storage. The shower room has a wet room style shower, low level wc and sink; a double glazed window of obscured glass floods the room with light. There is also a separate w/c accessed from the landing. The rear garden is a delightfully private space tiered over several levels; there is a paved patio, two lawned terraces interspersed with an array of mature trees and borders making it the ideal spot for Al Fresco dining, relaxing and entertaining friends and family alike. The front of the property is set back from the road with a drive creating off road parking for several vehicles and leading to a detached garage/store.

The M32 and the M4/M5 motorway links are within easy reach for travel both North and South, Parkway Railway Station with direct links to London Paddington make this the ideal location for the busy commuter. Downend High Street is only a short distance away with all the associated amenities on offer.

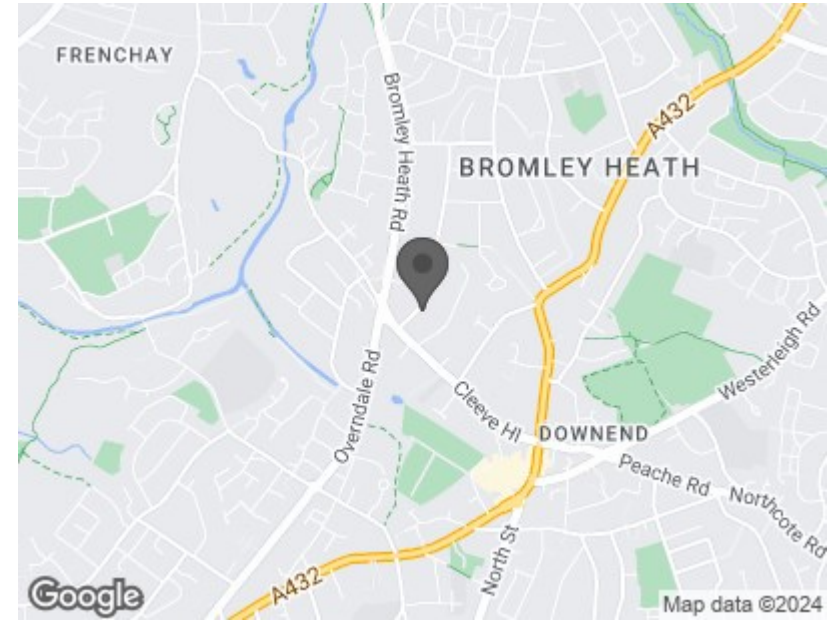


FLOOR PLAN



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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