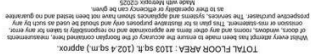
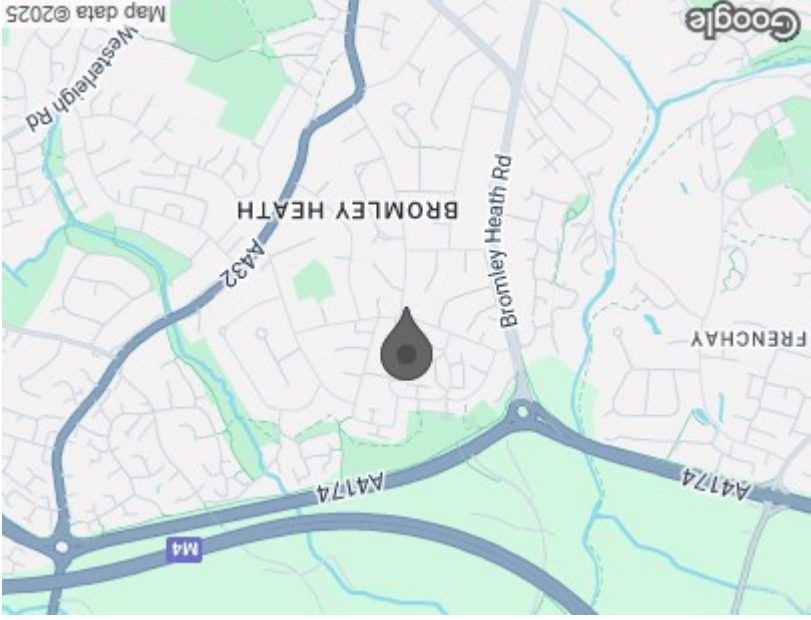


The logo for Coleman M Estate Agents is a circular emblem. It features a large, stylized white letter 'M' on a dark blue background. To the left of the 'M' is the name 'Coleman' in a white serif font, with a small white dot above the 'i'. Above the 'M' is the word 'ESTATE' in a white serif font, and above that is the word 'AGENTS' in a white serif font, all in all caps. The entire logo is set against a dark blue background.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.





OAKDALE ROAD

DOWNEND, BRISTOL, BS16 6EG

ASKING PRICE £495,000



3



1



2



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Ground Floor

Storm Porch

Entrance Hall

Sitting Room

12'10" x 12'1"

Dining Room

12'4" x 10'9"

Kitchen

16'11" max x 7'11" max

Garden Room

13'3" x 7'9"

WC

First Floor

Landing

Bedroom One

12'10" x 10'9"

Bedroom Two

12'4" x 10'9"

Bedroom Three

9'9" x 7'3"

Shower Room

7'0" x 5'5"

External

Front Garden

Garage and Off Street Parking

Rear Garden



M Coleman Estate Agents are delighted to present this attractive three bedroom semi-detached residence, enviably positioned on one of Bromley Heath's most sought-after roads. Thoughtfully modernised, the property offers well-balanced accommodation perfectly suited to the needs of contemporary family living.

A welcoming entrance hall provides access to all principal rooms on the ground floor. The sitting room enjoys a splay bay window flooding the space with natural light, complemented by a feature fireplace that creates a warm and inviting atmosphere. Undoubtedly the heart of the home is the open-plan kitchen/dining/family room; a wonderfully social space featuring patio doors to a conservatory with an insulated roof. The Shaker-style kitchen combines classic design with modern touches, offering ample storage alongside a range of integrated appliances including a double oven, hob and extractor, with space for further white goods. A handy two piece cloakroom completes the ground floor.

To the first floor are three well-proportioned bedrooms, with bedrooms one and two benefitting from fitted wardrobes. A stylish family bathroom completes the accommodation, fully tiled with a modern suite incorporating a vanity unit and mains shower enclosure.

Externally, the frontage provides off-street parking via a block-paved drive leading to a single garage with power and light. The fully enclosed rear garden is an ideal family retreat, featuring a generous patio, canopy seating area and level lawn offering a secure space for children to play.

The property is within easy reach of the highly regarded Bromley Heath Infant and Junior Schools, both rated Outstanding by Ofsted, while the vibrant centre of Downend provides a wide range of shops, cafes and restaurants.

