

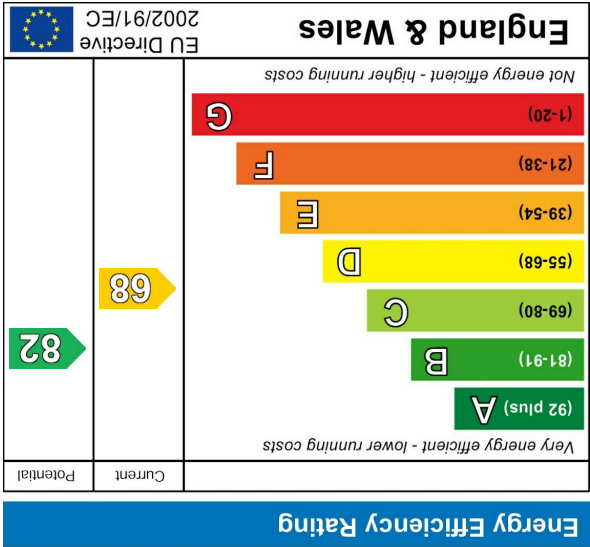
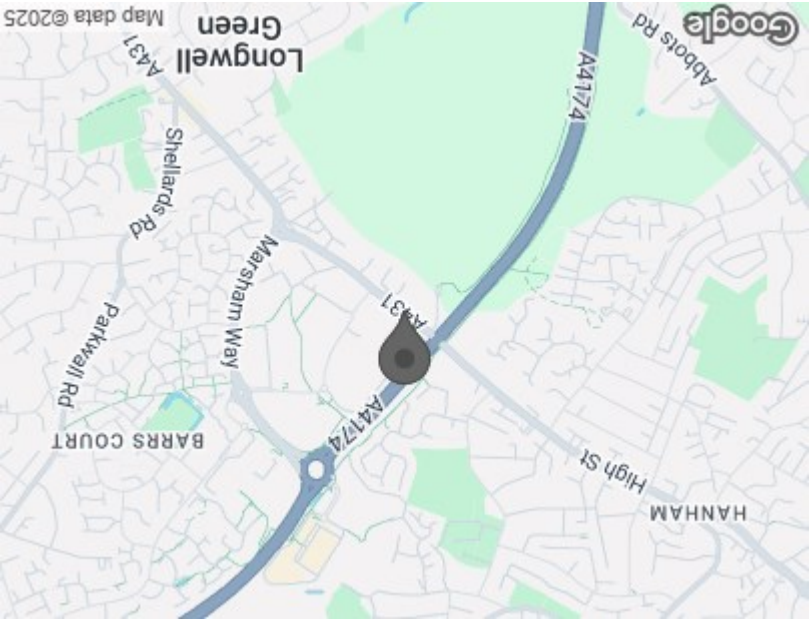


FLOOR PLAN



TOTAL FLOOR AREA: 1786 sq ft. (165.9 sq.m.) approx.
Where every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error. Dimensions are not guaranteed. This plan is for general guidance only and should not be used as a guarantee of space or measurement. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their condition or future performance.

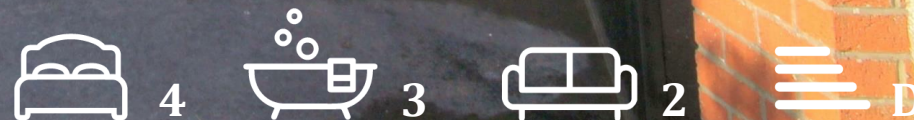
AREA MAP



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



STONEHILL
LONGSWELL GREEN, BRISTOL, BS15 3HW
ASKING PRICE £675,000





Ground Floor

Entrance Hall

Sitting Room
18'4" x 11'11"

Ground Floor Shower Room

Open Plan
Kitchen/Lounge/Dining Room
27'8" x 19'8"

Home Office/Family Snug
8'7" x 8'3"

Utility Room
8'11" x 7'4"

First Floor

Landing

Bedroom One
11'11" x 11'4"

Ensuite Shower Room

Bedroom Two
15'9" x 11'11"

Bedroom Three
16'10" x 7'9"

Bedroom Four
8'4" x 7'4"

Family Bathroom

Outside

Front / Off Street Parking

Rear Garden



We are thrilled to offer For Sale an extended and spacious four bedroom 1930's detached home located equidistant to the Cities of Bristol and Bath. Boasting an impressive 8.45m open plan kitchen/lounge/dining room, ample off street parking and a beautiful rear garden with open views to the rear, this property is sure to be popular.

As you enter the property, you are greeted with a welcoming entrance hall that gives access to all ground floor rooms. The sitting room boasts a traditional bay window and a brick fireplace with Oak mantle and housing a multi-fuel burner.

You will be wowed by the open plan kitchen/lounge/dining room offering copious units, finished with sleek cashmere high gloss handleless doors; integrated appliances include two built in ovens, ceramic hob, extractor hood, fridge, wine fridge and dishwasher. Additionally, there is a central island and breakfast bar with solid wood tops. Bi-folding doors give access to the rear garden and Velux windows natural light to flood the room. Double doors give access to a home office/family snug and there is also access from the kitchen to a utility room. Completing the ground floor accommodation is a three piece tiled shower room.

On the first floor there are four bedrooms, the principal room benefiting from an ensuite shower room, fitted wardrobes and dressing table.

Bedrooms two and three are also generous double size rooms, with bedroom two offering a beautiful bay window and bespoke built in wardrobes. Bedroom four is located at the front of the property and is a single size room.

A luxury three piece family bathroom completes the first floor accommodation.

Externally, there is an extensive south west facing rear garden laid predominantly to lawn with gates dividing the garden into two. A paved seating area is accessed directly from the kitchen, the perfect space to enjoy alfresco dining and family barbecues. The front is gated, offering additional security and ample parking for several vehicle.

