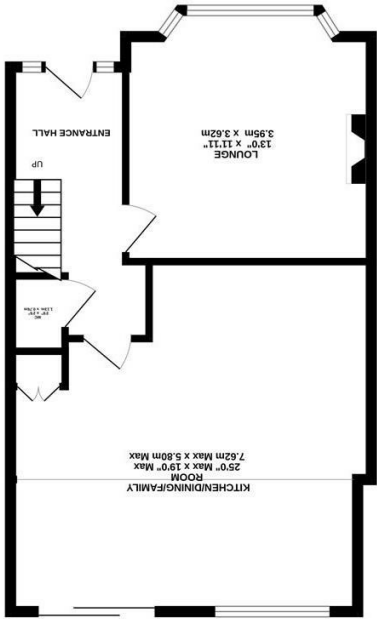
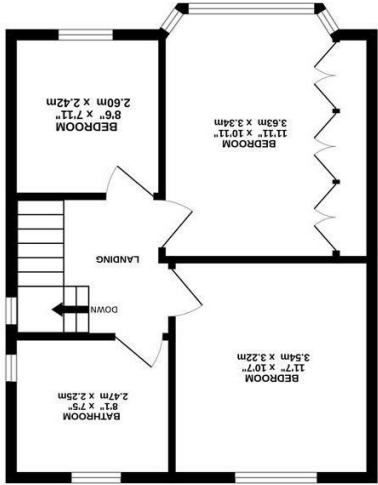




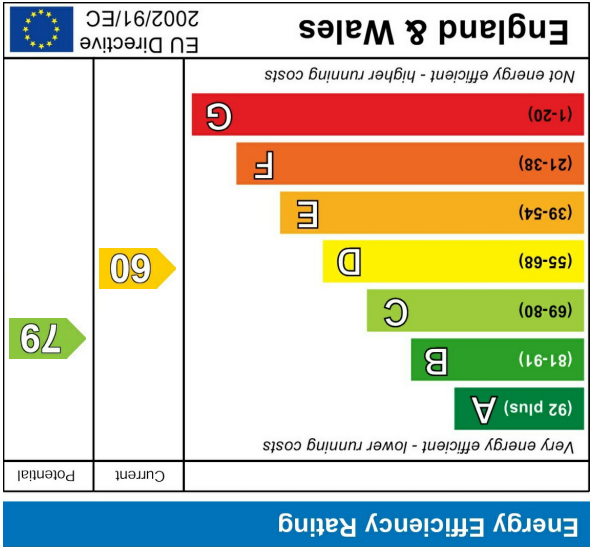
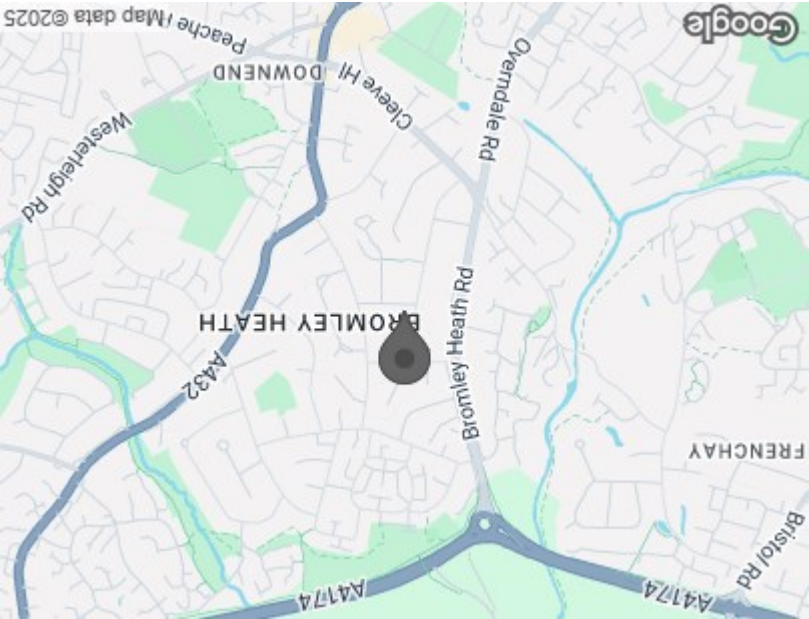
FLOOR PLAN



Visit every address has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximately taken to the nearest 10mm. This plan is for information purposes only and should be used as a guide only. No guarantee is given. The services, systems and appliances shown have not been tested and no guarantee is given. Made with Mirobox ©2025



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



OAKDALE AVENUE
DOWNEND, BRISTOL, BS16 6DT
OFFERS OVER £500,000



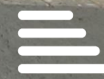
3



1



2



D



Ground Floor

Hall

Lounge

13'0 x 11'11

Kitchen/Dining/Family Room

25'0 max x 19'0 max

WC

3'8 x 2'6

First Floor

Landing

Bedroom

11'11 x 10'11

Bedroom

11'7 x 10'7

Bedroom

8'6 x 7'11

Bathroom

8'1 x 7'5

External

Garden

Garage

Off Road Parking



M Coleman Estate Agents are delighted to present this beautifully appointed family home where contemporary finishes blend seamlessly with classic detail. Set behind a landscaped front garden and brick-paved driveway providing parking for several vehicles, the property enjoys a highly desirable position and a welcoming sense of space from the moment you step inside. The generous entrance hallway, finished with elegant herringbone Oak flooring, offers under-stair storage and leads to a stylish cloakroom, the lounge and the heart of the home – an impressive open-plan kitchen/dining/family room.

A bay-fronted lounge is positioned to the front of the property, with fitted shutters and a feature fireplace creates a cosy retreat.

The kitchen area is fitted with contemporary Shaker style cabinetry topped with Quartz work surfaces and a matching breakfast bar, complemented by integrated Neff slide-and-hide double oven, induction hob, fridge freezer and dishwasher. The bright dining space has a utility cupboard with space for a washing machine and patio doors to the garden, this is the perfect setting for entertaining or family life, while the adjoining family area offers relaxed seating.

Upstairs, three well-proportioned bedrooms include a principal room with bespoke floor-to-ceiling wardrobes. The luxurious four piece bathroom features a separate corner shower, bath, stylish vanity unit and chrome heated towel rail. The rear garden is thoughtfully landscaped with an elevated Indian sandstone terrace, steps to a second patio and a neatly tended lawn with mature planting. A side gate provides access to the driveway and an oversize single garage with power, lighting, workbench and boarded loft storage.

The property is positioned in a very popular location within Downend, a short walk to all local amenities, shops, bus routes and Bromley Heath Infant and Junior School as well as easy access to the M32 and wider motorway network.

