



21 Church Lane

, Downend, BS16 6TA

£500,000



Nestled in the charming area of Downend, this delightful semi-detached house on Church Lane offers a perfect blend of comfort and convenience. With a generous living space of 1,313 square feet, this property is ideal for families or those seeking extra room to breathe.

The house boasts three well-proportioned bedrooms, providing ample space for relaxation and privacy. Each room is designed to be both functional and inviting, making it easy to create a personal sanctuary. The layout of the home promotes a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings in.

One of the standout features of this property is the parking provision for two vehicles, a rare find in many urban settings. This added convenience ensures that you will never have to worry about finding a space after a long day.

The location on Church Lane is particularly appealing, offering a peaceful residential environment while still being close to local amenities. Residents can enjoy the benefits of nearby shops, schools, and parks, making



Hallway

Entrance door, radiator, solid oak flooring, double glazed window, stairs, under stairs storage, door to:-

Lounge 11'10" x 11'10" (3.63m x 3.62m)

Double glazed window, radiator, log burner set in brick surround with wooden beam over

Dining Room 14'0" x 10'8" (4.29m x 3.27m)

Double glazed bi-folding doors to garden, radiator, solid oak flooring

Kitchen 11'9" x 11'1" (3.60m x 3.39m)

Matching range of wall and base units with worktop space over, breakfast bar, one and half bowl sink unit, built in cooker, hob & hood, built in dishwasher, built in fridge freezer, built in washing machine, combi boiler housed in kitchen unit, double glazed window, radiator, solid oak flooring, larder cupboard, door to:-

Inner Hall

Door to side of property, door to:-

WC

Two piece suite comprising of low level wc, wash hand basin, heated towel rail, double glazed window

Landing

Loft access, double glazed window, door to:-

Bathroom 8'2" x 5'9" (2.50m x 1.77m)

Three piece suite comprising of panelled bath with shower over, low level wc, wash hand basin, tiled surround, tiled flooring, heated towel rail, double glazed window

Bedroom 1 11'11" x 10'8" (3.64m x 3.27m)

Double glazed window, radiator

Bedroom 2 14'1" x 10'8" (4.30m x 3.26m)

Double glazed window, radiator

Bedroom 3 11'1" x 8'11" (3.38m x 2.72m)

Double glazed window, radiator

Garden

Mainly laid to lawn with mature borders and shrubs, decking and patio seating areas, access to garden room

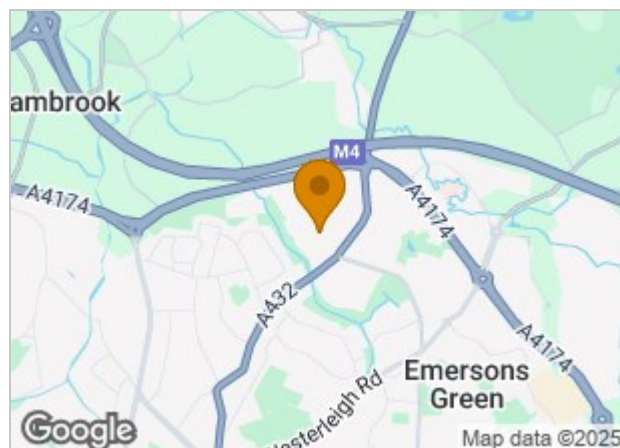
Garden Room 14'4" x 7'2" (4.37m x 2.20m)

Bar area with feature solid wooden mounted worktop, double glazed window, double french doors leading onto decking seating area

Driveway

Multiple parking spaces to front of the property

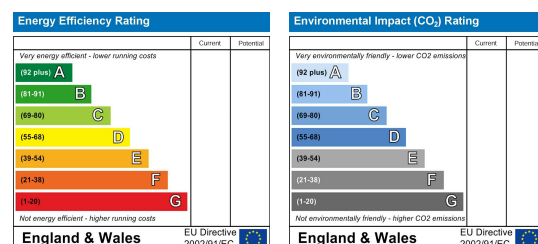
Area Map



Floor Plans



Energy Efficiency Graph



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