



**Watleys End Road,  
Bristol, BS36 1QQ**

**PRICE: Asking Price  
£625,000**

## Property Features

- Detached House
- Four Bedrooms
- Three Reception Rooms
- Conservatory
- Cloakroom
- Kitchen/Breakfast Room
- Utility Room
- En-Suite to Master Bedroom
- Double Garage
- Rarely Available



## Full Description

### Entrance Hall

Stairs rising to the first floor landing, under stairs storage cupboard.

### Cloakroom

Double glazed obscure window to the front, low level w.c., vanity wash hand basin, part tiled walls, laminate flooring, textured ceiling.

### Living Room

21'1" x 11'5" (6.45 x 3.48)

Double glazed window to the front, double glazed patio doors to the rear, feature fireplace with electric fire, coved and textured ceiling.

### Dining Room

12'5" x 10'0" (3.81 x 3.05)

Double glazed patio doors to the rear, coved and textured ceiling, radiator.

### Kitchen

15'8" x 9'8" (4.79 x 2.95)

Double glazed window to the front, double glazed French doors to the side, fitted with a range of wall and base units with roll edge work-surfaces over, space for dishwasher, space for fridge/freezer, built in electric double oven and electric hob with extractor over, tiled splash-backs, one and a half bowl stainless steel sink and drainer unit with mixer tap over, space for dining table, radiator, coved ceiling, ceiling spot lighting.

### Utility Room

12'5" x 7'5" (3.8 x 2.28)

Double glazed window to the side, door to the side, floor standing boiler, space for washing machine, space for tumble dryer, radiator, smoke detector, ceiling spot lighting.

### Study

10'0" x 6'8" (3.05 x 2.04)

Double glazed doors to the rear, radiator, coved and textured ceiling.



**Conservatory**

6'11" x 6'8" (2.11 x 2.04)

Double glazed windows to the side and double glazed French doors to the rear, wall light points.

**Landing**

Built in airing cupboard housing tank with shelving, access to the loft space, smoke detector.

**Bedroom One**

10'10" x 9'8" (3.31 x 2.95)

Double glazed window to the rear, radiator, coved and textured ceiling, fitted wardrobes with hanging space and shelving.

**En-Suite**

Double glazed obscure window to the side, pedestal wash hand basin, built in shower cubicle with shower over, radiator, low level w.c., textured ceiling, tiled walls, shaver point with light.

**Bedroom Two**

11'5" x 11'1" (3.48 x 3.39)

Double glazed window to the front, radiator, coved and textured ceiling.

**Bedroom Three**

11'4" x 10'0" (3.47 x 3.05)

Double glazed window to the rear, radiator, coved and textured ceiling.

**Bedroom Four**

9'6" x 6'8" (2.90 x 2.05)

Double glazed window to the rear, coved and textured ceiling, radiator.

**Bathroom**

8'2" x 7'8" (2.50 x 2.36)

Double glazed window to the front, panelled bath, built in shower cubicle with shower over, pedestal wash hand basin, low level w.c., textured ceiling, radiator, shaver point with light.

**Rear Garden**

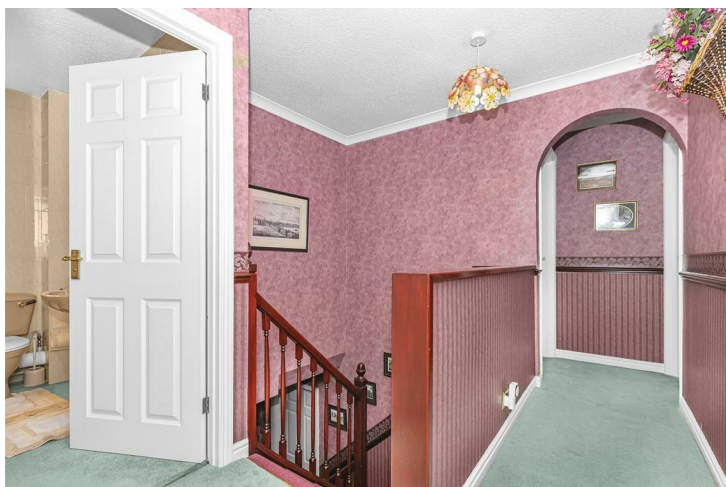
Lawned area, planted borders, storage shed, paved patio area, paved path to the side, tap, stone walling, lighting.

**Front Garden**

Paved area, covered storm porch, four lawned areas, planted borders, mature shrubs and trees, stone walling, lighting.

**Double Garage**

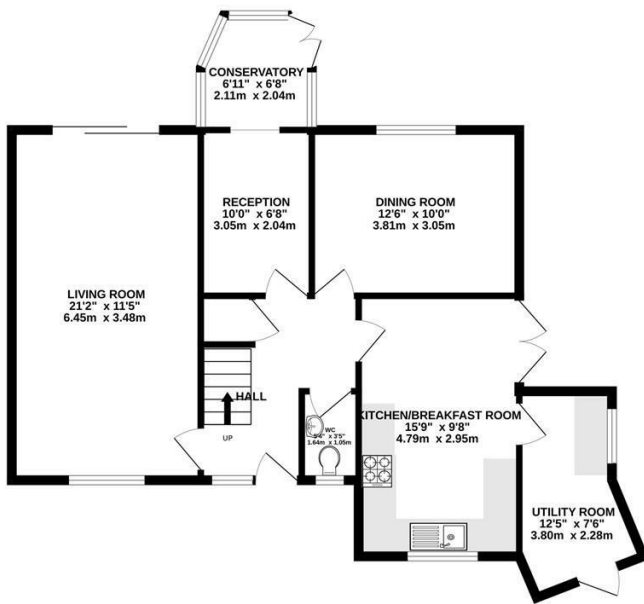
Two electric up and over doors, power and lighting, access to loft space, personnel door to the side.



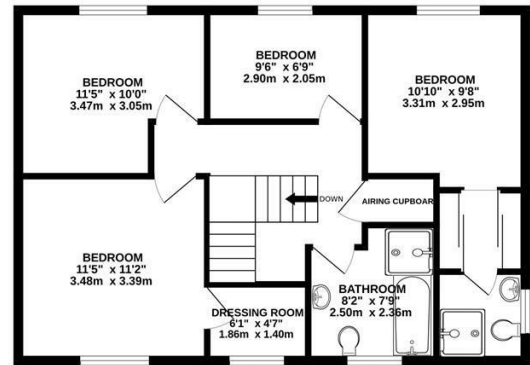
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1450 sq.ft. (134.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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