



**'The Walled Garden', High Street,,  
Bristol, BS36 1JQ**

**PRICE: Asking Price  
£840,000**



## Property Features

- **Stunning Detached Family Property**
- **Three Double Bedrooms (Master En-Suite)**
- **24' Living Room with Bi-Fold and French Doors to the Garden**
- **20' Kitchen/Breakfast Room with Central Island**
- **'Snug' Area off the Kitchen/Breakfast Room**
- **Utility Room & Cloakroom**
- **Beautifully Landscaped Wrap-around Gardens**
- **Garage and Off Street Parking For Several Vehicles**
- **Beautifully Presented Throughout**
- **Located Close to Local Schools and Amenities**

## Full Description

### Entrance Hall

Double glazed window to the front, under stairs storage cupboard, stairs rising to the first floor landing, smoke detector, built in airing cupboard with shelving, under floor heating.

### Cloakroom

Low level w.c., wall mounted wash hand basin, laminate flooring, part tiled walls, ceiling spot lighting, heated towel rail.

### Living Room

24'3 x 17'9 (7.39m x 5.41m)

Double glazed French doors to the side, double glazed bi-fold doors to the side, two double glazed windows to the front, television points, built in cupboards and shelving, wall mounted gas fire, granite hearth, ceiling spot lighting, smoke detector, under floor heating.

### Kitchen/Breakfast Room

20'5 x 15'7 (6.22m x 4.75m)

Two double glazed windows to the front, double glazed French doors to the rear, fitted with a range of modern wall and base units with granite work-surfaces over, central island with 5 ring gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, pull out larder cupboard, laminate flooring, under floor heating, ceiling spot lighting, space for dining table, smoke detector.

### Utility Room

Double glazed window to the rear, wall mounted boiler, base units with granite work-surfaces over, space for washing machine, space for tumble dryer, tiled flooring, extractor, ceiling spot lighting.

### Snug

11'4 x 8'2 (3.45m x 2.49m)

Double glazed window to the rear, double glazed door to the side, laminate flooring, ceiling spot lighting, lantern window, door to the garage.



**Landing**

Floor to ceiling double glazed windows to the front and rear, smoke detector, built in airing cupboard housing tank.

**Bedroom One**

13'4 x 11'10 (4.06m x 3.61m)

Two double glazed windows the front, built in wardrobes with hanging space and shelving, ceiling spot lighting, radiator.

**En-Suite Shower Room**

Two double glazed windows to the rear, low level w.c. , vanity wash hand basin, walk in shower cubicle with shower over, fully tiled walls, tiled flooring, extractor, ceiling spot lighting, heated towel rail.

**Bedroom Two**

17'7 x 8'11 (5.36m x 2.72m)

Two double glazed windows to the side, radiator, built in storage cupboard with shelving.

**Bedroom Three**

12'1 x 8'9 (3.68m x 2.67m)

Two double glazed windows to the front, radiator, built in wardrobes with hanging space and shelving, television point.

**Bathroom**

Double glazed window to the side, vanity wash hand basin, low level w.c., bidet, panelled bath with shower attachment over, built in shelving, heated towel rail, part tiled walls, heated towel rail, wall mounted mirror, shaver point, extractor, ceiling spot lighting.

**Side and Rear Garden**

paved areas, stone walling, side access, storage shed to the side, tap, lighting, paved landscaped area to the side with pergola, lawned area, outside power point, pond, enclosed by fencing and walling, further paved area.

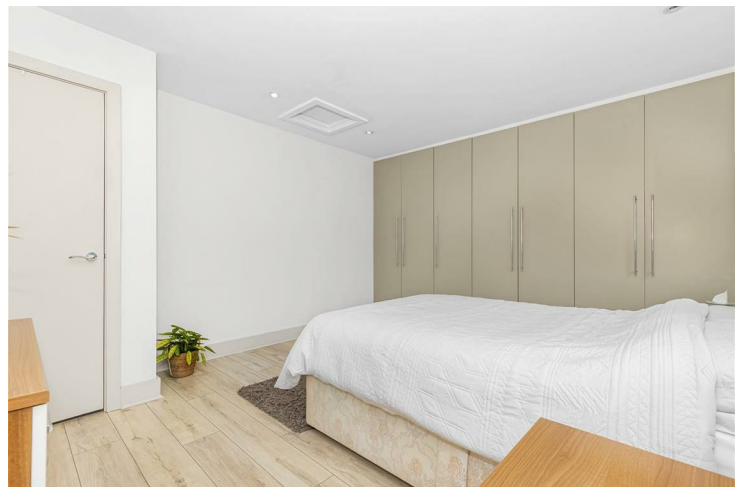
**Front**

Landscaped front garden with raised borders, gravelled area, planted borders, beach hedging, feature arch, side access, lighting.

**Garage**

17'8 x 12'10 (5.38m x 3.91m)

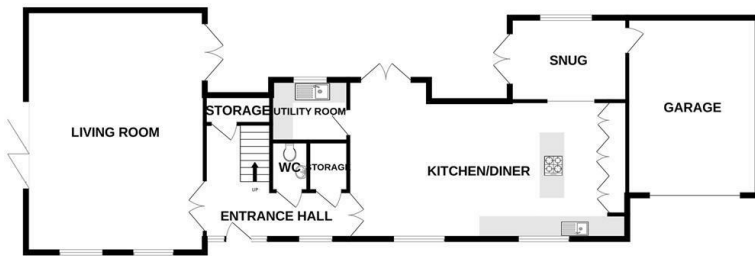
With electric up and over door, door to the side, power and lighting.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		79	86

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
1366 sq.ft. (126.9 sq.m.) approx.



1ST FLOOR  
770 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 2136 sq.ft. (198.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements