



Chestnut Road, **Long Ashton**

AlexanderMay
SALES & LETTINGS

Chestnut Road, Long Ashton, Bristol, BS41 9HR

Asking Price £825,000

Bristol City Centre c3.8 miles
Bristol Temple Meads c4.1 miles
Bristol Airport c5.5 miles

- 1920's Semi Detached Home
- Three Bedrooms
- Two Generous Reception Rooms
- Kitchen/Dining Room
- Useful Utility Area
- Downstairs WC
- Family Bathroom
- Superb Rear Gardens
- Garage
- Excellent Off Street Parking

DESCRIPTION

A beautiful looking 1920's semi detached property located on one of Long Ashton's most sought after roads is definitely not one not to be missed. The spacious home is well proportioned throughout but offers scope to be extended to the rear as well as completing a loft conversion like many others on the road, subject to the relevant planning permission. This much loved family home offers spacious accommodation both downstairs and to the first floor and sits in an extremely generous plot. The accommodation to the ground floor includes living room, additional reception room both with bay windows with stylish oak flooring, kitchen / dining room, utility area and WC. The first floor boasts three double bedrooms all with built in wardrobes, study, airing cupboard and family bathroom. Outside the property boasts a 120' rear garden with stunning views to the south across to Dundry. To the front is a driveway, garage and off street parking for multi vehicles.

ACCOMMODATION HALLWAY

Access to first floor accommodation, under-stairs cupboards, radiator. Tiled floor.

PLAY ROOM

Bay window to front. Newly fitted Kahrs oak earth oiled engineered flooring. Two radiators.

LIVING ROOM

Bay window to front, Newly fitted Kahrs oak earth oiled engineered flooring. Log burner with wooden surround installed in 2016. Radiator.

KITCHEN/DINING ROOM

Large window to rear. The kitchen offers a range of base and wall units with worktop over. There is a four ring electric hob with double oven below with sink and draining board. Window to side and rear, access to utility area. Tiled Floor.

UTILITY AREA / CLOAKROOM

Space for fridge freezer and plumbing for washing machine. Access to rear garden. WC, vanity unit with wall mounted cupboard. Wall mounted Boiler.

LANDING

Airing cupboard.

BEDROOM ONE

Window to front, range of mirror fronted wardrobes. Radiator, south facing views.

BEDROOM TWO

Window to front, built in wardrobes, radiator, south facing views.

BEDROOM THREE

Window to rear, built in wardrobes, radiator, views onto rear garden.

BATHROOM

Opaque window to rear, bath with shower over, separate mains fed shower cubicle, WC, vanity sink unit, partly tiled, radiator.

OUTSIDE

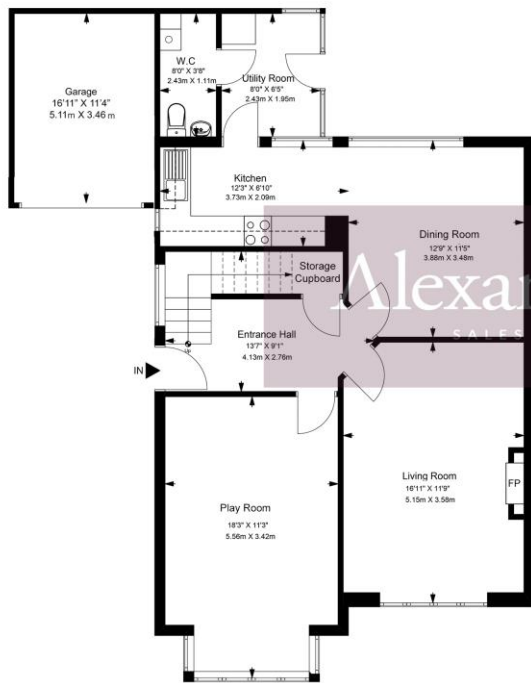
The front is approached via iron gates and a tarmacadam driveway with excellent parking that accesses the garage with up and over door, power and light. The remainder of the front is laid to lawn. Access is provided to the rear. The delightful, enclosed rear garden enjoys a patio area extending down to lawn with raised shrubbery beds, rockery borders and super countryside views. There is an additional raised patio to rear of the garden offering complete privacy. A small patio is located to the right hand side of garden as well as a useful say

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Total approximate gross internal area (including garage) = 1,772.8 sq.ft / 165 sq m

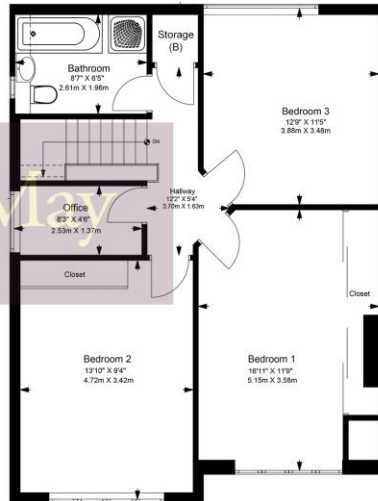
Ground Floor

Floor Area = 1,035.5 sq.ft / 96.2 m²



First Floor

Floor Area = 737.3 sq.ft / 65.8 m²



Clifton : 01179 744 766
Long Ashton : 01275 393 956
Southville : 01174 523 700



