



54 Beach Avenue, Severn Beach, BS35 4PB  
Guide Price £525,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## 54 Beach Avenue, Severn Beach, BS35 4PB

A golden opportunity to acquire this substantial 5 bedroom (3 Downstairs) detached Chalet Bungalow with accommodation nearing 2,000 sq ft, situated on an impressive plot of nearly a quarter of an acre and offered to the market with the benefit of no onward chain.

- Detached Chalet Bungalow
- Situated On A Circa 0.2 Acre Plot
- Five Bedrooms (Three Downstairs & Two Upstairs)
- Three Reception Rooms
- Beautiful Mature & Private Rear Gardens
- Block Paved Driveway With Room For Caravan Or Boat
- Room For Further Extension Subject To Necessary Planning Consents
- No Onward Chain. Book Your Viewing Today!

### Summary

When entering the property you are greeted by an impressive and welcoming entrance hall which provides access to the rest of the ground floor accommodation comprising; three bedrooms (one with potential for en-suite), three reception rooms, fitted kitchen and a downstairs bathroom WC. The current vendors converted the loft space a number of years ago to provide two further bedrooms and a cloakroom WC.

The front garden has been laid with block paving providing ample off street parking with room for caravan or boat if desired and access to the garage all enclosed by boundary hedging and access gates. The rear garden really is something special with mature trees, shrubs and plants throughout the garden, stone chippings area leading to the extensive lawn garden with a bridge leading to the second section of the garden with vegetable and fruit plots, all enclosed by boundary fencing.

### Location

Severn Beach is also located on the outskirts of the village of Pilning. It benefits from being on the doorstep of the fabulous South Gloucestershire countryside, offering wonderful outdoor pursuits including cycling and walking, whilst also being within an easy commute to Bristol or over the Severn Bridge to Wales. Severn Beach is one of the small number of well-regarded South Gloucestershire villages with excellent local amenities including a Primary School and local shops. There are other excellent schools in the area. Transport links are excellent for the area, with easy access to the whole country via the M4 and M5 motorway network as well as Bristol City Centre via the M32. Nearby Bristol Parkway opens up fast train travel to London Paddington and there are local train services from Severn Beach station.

Popular location with Green Lane close by with the paddocks and open fields for horses, chickens and sheep to roam free, a short walk to the village shops, bakery, cafe, village hall, playing fields and school. In addition there is the train station linking Severn Beach with Bristol Temple Meads, coastal path providing walks along the waters edge and bus routes. Situated within easy reach of Amazon and the varying businesses operating from the docks.

### Accommodation

#### Porch

Entrance via uPVC door from porch, double doors opening into a spacious hallway.

#### Hall

Doors to all rooms, stairs rising to first floor.

#### Lounge

18'7" x 11'8"

Bow window to front aspect, two feature stained glass windows to side aspect, feature fireplace, double doors leading into the garden.

#### Bedroom 1

11'9" x 12'4"

Bow window to front aspect,

#### Bedroom 2

11'9" x 12'4"

Bow window to front aspect,

#### Kitchen

9'3" x 10'9"

uPVC double glazed window to rear aspect, fitted with a range of wall and base units with roll top work surfaces. Stainless steel circular sink with mixer tap over, plumbing for washing machine and dish washer, cooker space, opening into the breakfast room.

#### Breakfast Room

9'3" x 6'4"

Windows to rear and side aspect, door leading to side garden.

#### Dining Room

10'9" x 13'3"

Window to rear aspect

#### Bedroom 3

6'8" x 12'4"

Window to rear aspect

#### Bathroom

Window to side aspect, P shaped bath with shower over, enamel wash hand basin, low level wc, heated towel rails.

### Landing

Skylight window, doors to bedrooms

### WC

Low level wc, wash hand basin.

### Bedroom 3

15'1" x 11'5"

Two skylights,

### Bedroom 4

15'1" x 11'5"

Two skylights,

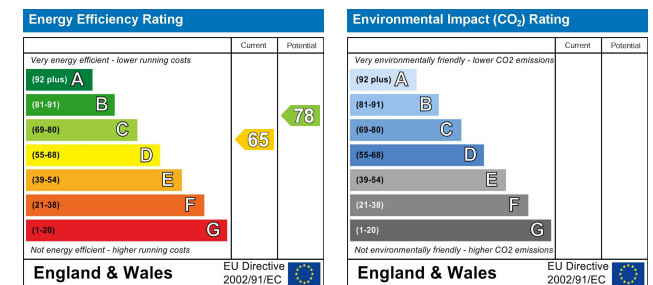
### Garage

Electric up and over door, window to rear aspect, courtesy door leading to the rear garden.

### Gardens

The front garden has been laid with block paving providing ample off street parking and access to the garage. The property is enclosed by boundary hedging and access gates.

The rear garden really is something special with mature trees, shrubs and plants throughout the garden, stone chippings area leading to the extensive lawn garden with a bridge leading to the second section of the garden with vegetable and fruit plots, all enclosed by boundary fencing.



### Bristol

9 High Street, Shirehampton

Bristol BS11 0DT

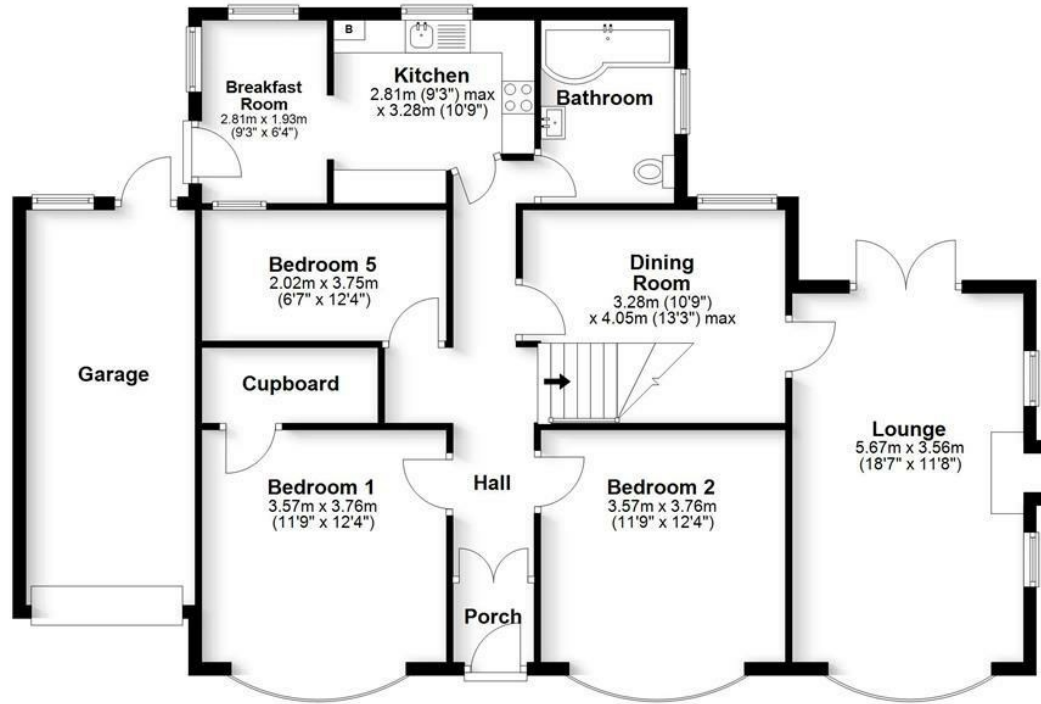
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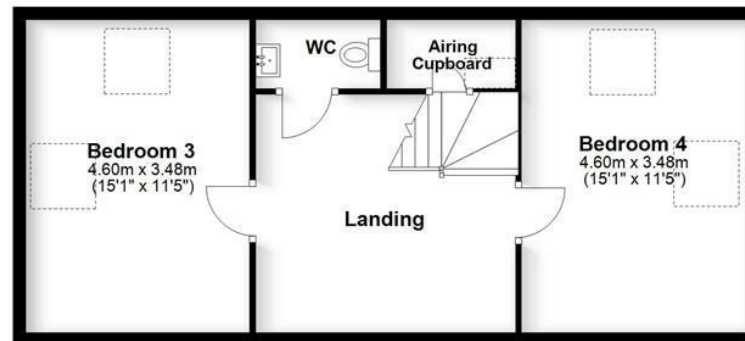
### Ground Floor

Approx. 125.3 sq. metres (1348.5 sq. feet)



### First Floor

Approx. 52.1 sq. metres (560.9 sq. feet)



Total area: approx. 177.4 sq. metres (1909.4 sq. feet)



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.