



8 Glena Avenue
, Bristol, BS4 2LB

£675,000



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8 Glena Avenue is a handsome Victorian mid terrace, three story home, offering elegant and beautifully proportioned accommodation throughout. Finished to an exceptionally high standard with care and attention to detail.

At the heart of this exquisite home you will find open-plan living carefully designed to create three-practical zones; the kitchen, the dining area and family area, the space invites considerable natural light and views out to the garden. This stunning kitchen boasts ample storage including a larder and preparation space, with a central movable area with additional seating options. From the family area step through the large sliding door to access the garden, where a seamless indoor-outdoor living experience awaits you, making this the perfect place for alfresco dining.

Also on the ground floor is a light and airy separate lounge situated at the front of the house with original wooden floorboards, fireplace, a bay window and elegant coving and ceiling rose. The beautifully decorated elegant hallway leads to a handy wc and utility space.

To the first floor is the principal bedroom, which benefits from plenty of light, fireplace and family bathroom and two further bedrooms, all with original floorboards.

On the second floor is the master bedroom with a beautiful ensuite bathroom and far reaching views across Dundry.

The rear garden enjoys a south west facing aspect, with patio and lawn areas, great for entertaining.

The house is situated on a tree lined street in one of Bristol's most sought after locations of Knowle, with Redcatch Park only a short walk and Arnos Vale just a couple of streets away. Also within walking distance of Bristol Temple Meads train station and the City Centre via either the A4 Bath or A37 Wells Roads (with their many eateries, shops and amenities).

Entrance

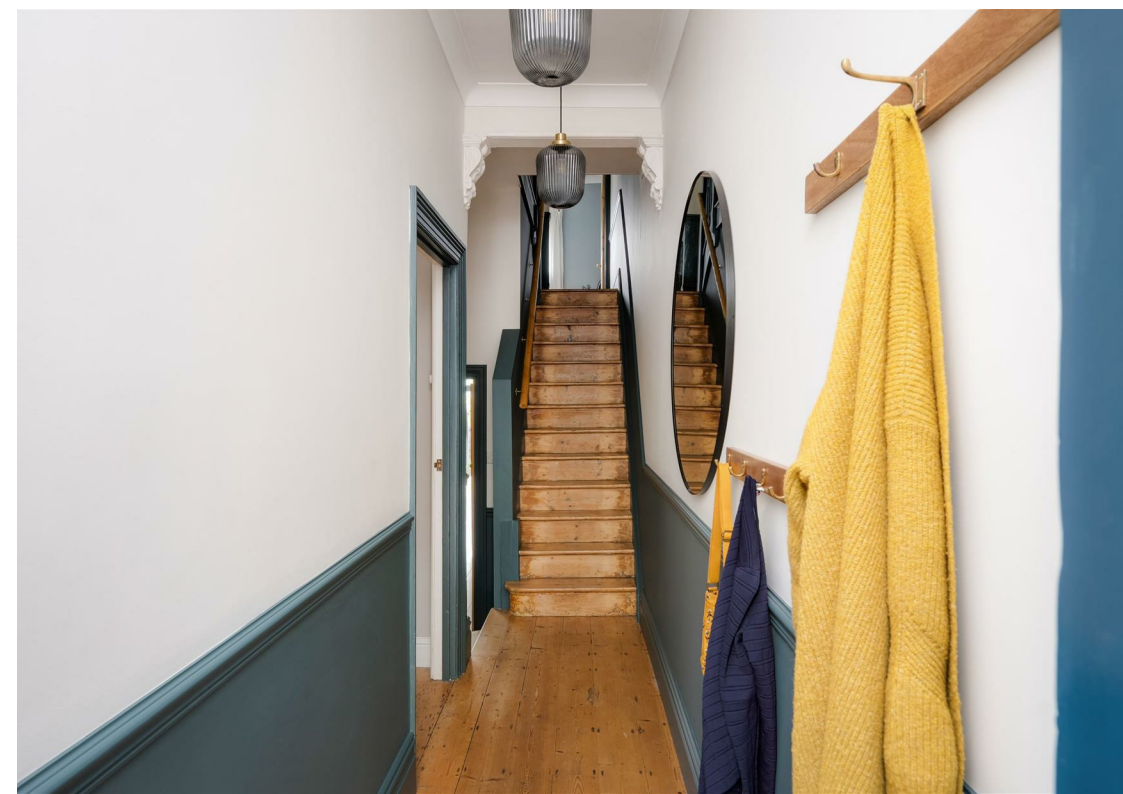
Lounge
16'4" x 13'5" (4.98m x 4.11m)

Cloakroom/Utility
5'2" x 4'5" (1.59m x 1.37m)

Kitchen/Breakfastroom/Snug
22'5" x 16'8" 12'3" x 10'8" (6.84m x 5.10m 3.75m x 3.26m)

Pantry
6'4" x 2'8" (1.94m x 0.82m)

Seating Area/Shoe Storage
4'5" x 7'6" (1.35m x 2.31m)





Landing

Bedroom One
16'4" x 15'3" (5.00m x 4.67m)

Bedroom Two
13'5" x 11'3" (4.09m x 3.43m)

Bedroom Four
10'2" x 8'5" (3.12m x 2.59m)

Bathroom
6'6" x 6'3" (2.00m x 1.93m)

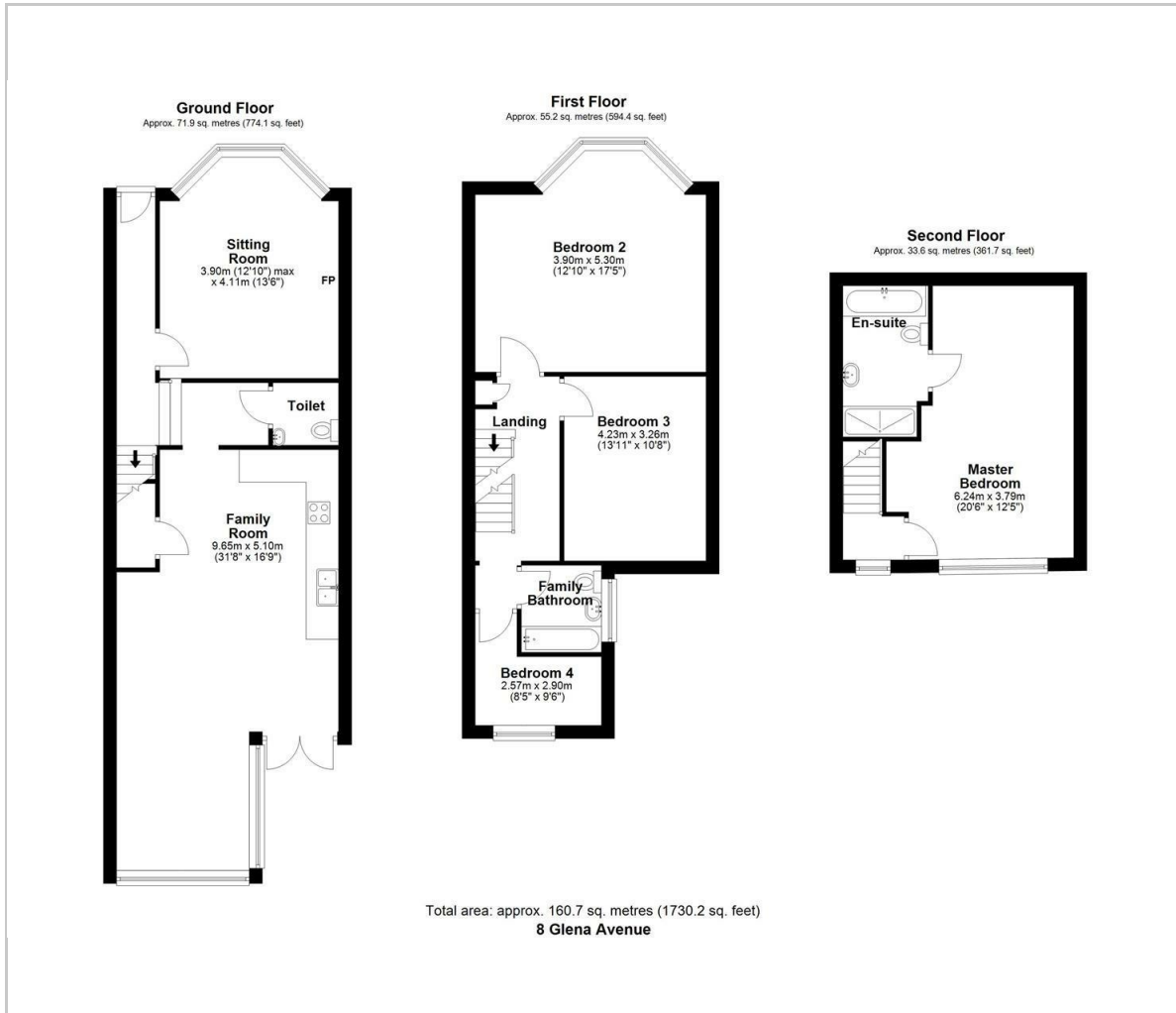
Loft Room
20'5" x 13'3" (6.23m x 4.05m)

En Suite
10'10" x 5'8" (3.31m x 1.73m)

Garden Pod/Summer House
9'10" x 6'6" (3m x 2m)



Floor Plan



Viewing

Please contact our Knowle Office on 01179 711417 if you wish to arrange a viewing appointment for this property or require further information.

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298 Wells Road, Knowle, Bristol, BS4 2QG

Area Map



Energy Efficiency Graph

