

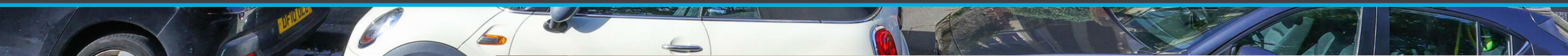


£800,000

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14 Hurlingham Road St. Andrews, Bristol, BS7 9BA

A substantial four-bedroom Victorian home located on a quiet residential road on the borders of St Andrews and Montpelier with far-reaching city views. Sold with no onward chain.

The 2144 sq. ft of internal accommodation comprises a sitting room, second reception, kitchen/diner and a w.c on the ground floor, four double bedrooms, a loft room, and a bathroom and shower room on the upper floors.

The sitting room retains decorative coving, a cast iron period fireplace and stripped wooden floorboards. The bay windows to the front are double-glazed and have great views towards central Bristol. The second reception has sash windows overlooking the rear garden, cornice, a period fireplace and a built-in dresser.

At the rear, the kitchen/diner extends an impressive 9.5m in length and has a range of modern wall and base units with an integrated gas hob, double ovens, space for appliances, and a breakfast bar. The room has multiple windows overlooking the garden and two large skylight windows allowing plenty of natural light into the room.

Upstairs, bedroom one extends the entire property width to the front and features cornice, picture rail, a period feature fireplace with decorative wooden mantle, and a large bay and picture windows offering great views.

Bedrooms two and three at the rear are neatly decorated with stripped floorboards and period fireplaces.

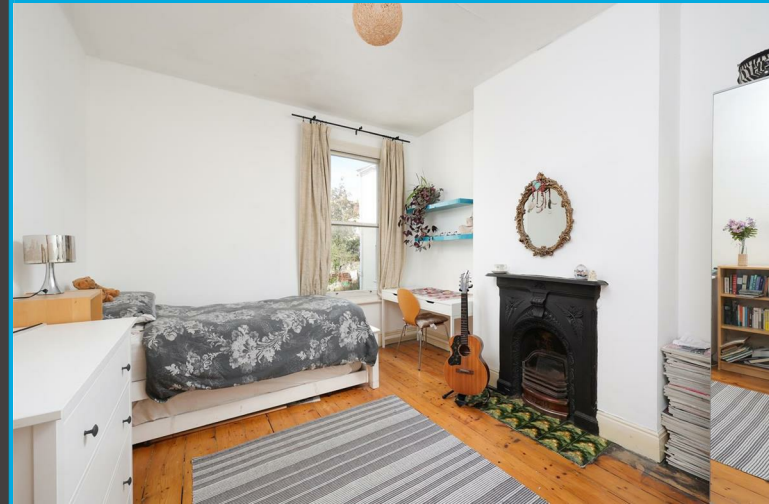
On the second floor, a loft room measures 7.1m x 5.2m and has access to eaves storage and skylight



windows to the front and rear. Bedroom four and a shower room complete this floor.

The 60ft x 16ft landscaped rear garden offers a practical, low-maintenance space. A patio leads up to a lawn bordered by various mature plants, trees, and shrubbery. There is an 11ft x 16ft raised deck at the top of the garden, which catches the sun throughout the day in the summer months.

The local shops, cafes and restaurants along Gloucester Road and St Andrews Park are only a short walk away. The property is also within proximity to Fairlawn and Sefton Park Primary Schools and Fairlawn and Trinity Secondary Schools. Montpellier Station and Ashley Down Station (due to open in 2024) are 10 minutes walk away and offer a direct route into Templemeads or up to Clifton Downs.







Hurlingham Road, St Andrews, Bristol, BS7 9BA

Approximate Gross Internal Area = 199.2 sq m / 2144 sq ft
(Excluding Eaves Storage)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1018924)



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