



£700,000

40 Church Road, Horfield, Bristol, BS7 8SE

2 The Promenade, Bristol, BS7 8AL

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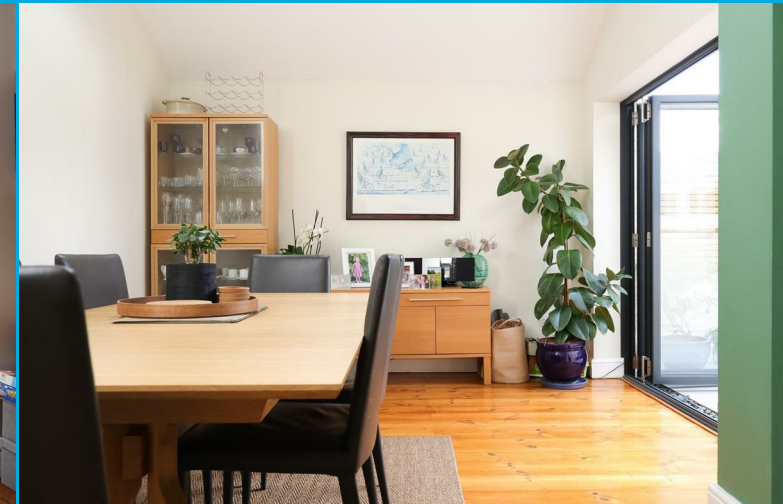
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40 Church Road Horfield, Bristol, BS7 8SE

A spacious and immaculately presented Victorian family home located on one of Horfield's most popular roads. The property has been meticulously renovated and improved by its current owners. It offers three bedrooms, a luxurious bathroom, an ensuite shower room, two reception rooms, an extended open-plan kitchen/diner/living space and a landscaped garden with a detached garage to the rear.

The ground floor accommodation comprises an entrance to the side of the property leading into a wide hallway with a stripped wood floor and cloakroom incorporated underneath the staircase. At the front of the property is the sitting room/lead reception with a square bay window featuring double glazed uPVC sash windows with original stained glass top-lights, a cast-iron fireplace with period surround, cornice and picture rail. The hallway continues to the rear of the house, and a second reception room with pocket doors, a period fireplace and a sash window to the side elevation. Beyond the second reception, the hallway leads into a large open-plan kitchen/dining space, created to offer the perfect room for families and socialising. The light and bright dining room features a stripped wood floor and bi-fold doors to the rear. The side return extension also retains a comparably high ceiling height to the original room. The tastefully finished kitchen has high gloss modern wall and base units with contrasting green tiled splash-backs, and further benefits from a breakfast bar and an array of integrated modern appliances, including a gas hob/oven, dishwasher, fridge and freezer.

A central staircase leads up to the first floor to three bedrooms and a shower room. At the front of the house, the main bedroom has fitted wardrobes extending along the entire width of one bedroom wall, and features dual-aspect double-glazed sash

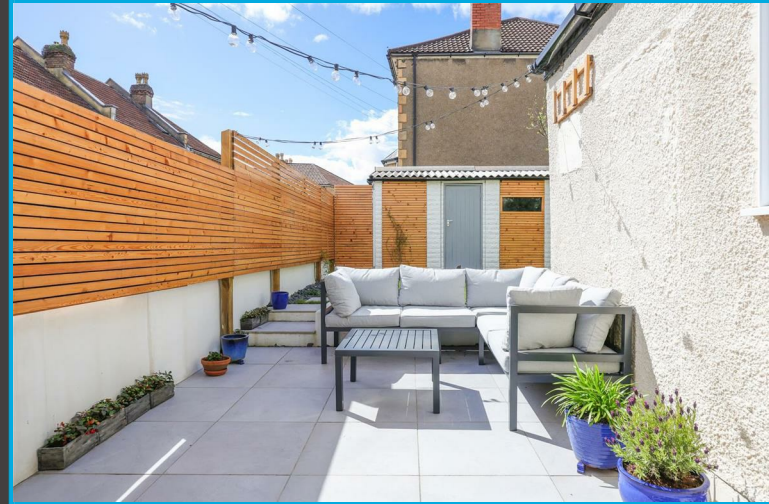


windows with a pleasant view out onto Church Road and Hughenden Road. Next door, bedroom two features a newly fitted ensuite shower room, whilst bedroom three at the rear is another well-proportioned double bedroom with a view overlooking the rear garden. Completing the accommodation is a stylish family shower room with a modern walk-in shower, striking grey speckled tiled splash-backs and a vanity unit.

Externally, the front of the property features the classic rubble stone facade with a Bath stone accent, whilst the recently landscaped rear garden has been presented in two sections consisting of a tiled patio/eating area that steps up to the lawn with a stepping stone pathway to the garden and slate chippings to one border, and enclosed by contemporary horizontal slatted fencing. Further benefits include a useful detached garage accessed via Hughenden Road.

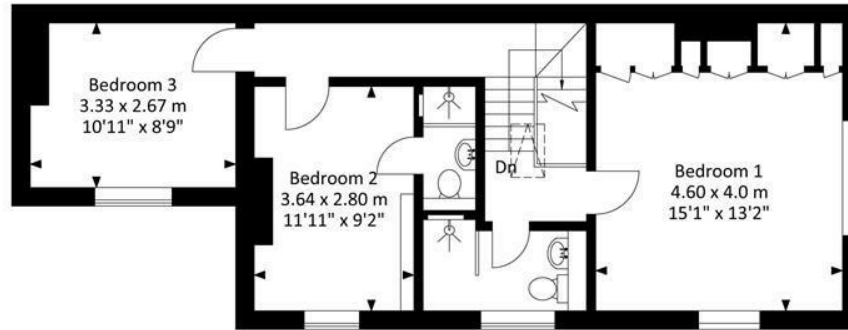
40 Church Road is an exceptional family home that offers everything and more for modern family living. Ideally located just a short stroll to Gloucester Road and Horfield Common, the property also falls within catchment to both Bishop Road and Ashley Down Primary Schools.



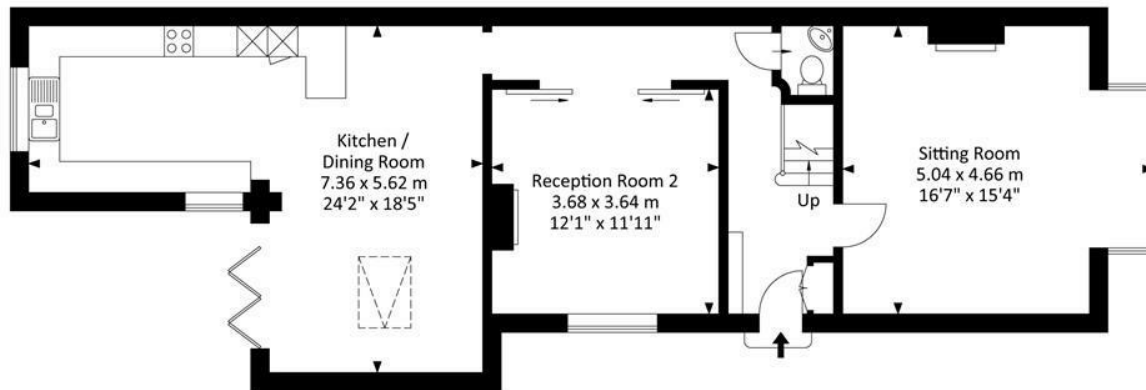


Church Road, Horfield, Bristol, BS7 8SG

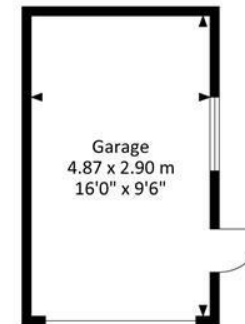
Approx. Gross Internal Area 1429.77 Sq.Ft - 132.83 Sq.M
Garage Area 151.98 Sq.Ft - 14.12 Sq.M
Total Area 1581.75 Sq.Ft - 146.95 Sq.M



First Floor



Ground Floor



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



elephant 

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