



£435,000

88 Oak Road, Horfield, Bristol, BS7 8RZ

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88 Oak Road Horfield, Bristol, BS7 8RZ

A spacious, versatile and well-presented, two double bedroom Victorian home situated on Oak Road, Horfield. Located on a quiet residential street set behind Gloucester Road, this spacious home provides flexible accommodation throughout.

From the front door you enter the property via a vestibule which leads into the hallway providing access to all ground floor accommodation and a central staircase to the first floor. The living room at the front features a bay with double glazed windows, cast iron fireplace, alcoves either side, ceiling cornice and access through the central reception.

Sitting centrally, is the second reception room which spans the full width of the property, currently occupied as a family benefitting a fireplace and access through to the kitchen/dining space. The dining space overlooks the side garden which opens through to the kitchen. The kitchen is fitted with a range of modern wall and base units with worktop surfaces offering integrated appliances such as fridge/freezer, dishwasher and space for an electric cooker. The bathroom is found to the rear, offering a modern three piece suite, benefitting from white tiled walls and floors.

Upstairs, there are two double bedrooms which both span the full width of the property and a nursery. The master bedroom is located at the front of the house, with an outlook onto Oak Road. To the rear is the second double bedroom with a double glazed window overlooking the side garden, and access into a well-proportioned nursery. A staircase leads to a loft room, currently occupied as a home study, with two skylight windows to front and rear.

Externally to the rear, the garden is accessed via the breakfast room into the side return garden providing a west-facing aspect. Paving stones lead to a raised lawn accessed by steps and enclosed by flower beds.



To the front, the property bears a red brick Victorian facade, with a low maintenance garden and path leading to the front door.

Vendors Comments: "88 Oak Road is incredibly versatile and has seen us through various ebbs and flows of life.

When we first moved in it was perfect for socialising, with spare rooms for guests and a big downstairs for parties, dinners and barbeques.

As life has evolved, and we've had two children, it has been perfect, with space for them both to have their own rooms, and close proximity to amazing nurseries, schools and green spaces. Lastly, with home working coming into our lives, the extra loft space has been a little sanctuary away from the hubbub of family life with lots of light and views over the city.

One of my favourite aspects is how the sun streams into the front bedroom in the morning, which is great for morning coffee or yoga. The garden gets the evening sun in the summer and is a private oasis of trees and shrubs. In winter, the cosy front room, with the gas fire and a good movie is the perfect retreat.

Oak Road is a quiet street with a real sense of community, we know our neighbours and people are always happy to help each other out. At the same time, you have Gloucester Road just seconds away, full of delicious food options and places to get a coffee, pint or cocktail. We frequently walk to town, the Downs, St Andrews Park and, of course, Horfield Common with its lovely café that does pizza and drinks on summer weekend evenings. I often go to London for work and can get the bus to either train station easily. The new train station at Ashley Down will only make the connections to the rest of the city and beyond easier."





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Approximate Gross Internal Area = 101.99 sq m / 1098 sq ft (Excluding Loft Area)



Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(82 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales			England & Wales
EU Directive 2002/91/EC			EU Directive 2002/91/EC

Energy Efficiency Rating: **79**

Environmental Impact (CO₂) Rating: **57**

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