



£800,000

15 Brynland Avenue, Bishopston, Bristol, BS7 9DR

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## 15 Brynland Avenue Bishopston, Bristol, BS7 9DR

This stylish and immaculately presented four-bedroom Victorian family home is located on one of Bishopston's most popular roads. The deceptively spacious accommodation spans two levels and benefits from four bedrooms, two reception rooms, an open-plan kitchen/diner, a garden room, a landscaped garden, and off-street parking.

The ground floor accommodation comprises a vestibule entrance with stained glass leaded lights over, leading into the hallway with wood floors, providing access to all ground floor accommodation and storage under the stairs. At the front of the property is the sitting room with a bay window featuring double-glazed sash windows with stained glass top lights, a wood-burning stove, decorative cornice, a picture rail, and a ceiling rose. The second reception room feels cosy with stripped wooden floorboards, a period fireplace, cornice, a picture rail, and glazed double doors leading directly into the garden room.

At the rear of the house, an open-plan kitchen/dining space has been created to offer the perfect room for families to socialise, with windows overlooking the rear garden. This room has tiled floors and a modern fitted kitchen with a range of wall and base units, an inset gas hob, an electric oven, and space for a washing machine. Beyond the kitchen, a door leads to a tiled garden room with sliding doors onto the rear garden and a 'Tardis' featuring a hidden downstairs w.c.



The first floor has three double bedrooms, a study and a smartly finished family bathroom. Bedroom one is located at the front of the house, and features double-glazed windows overlooking Brynland Avenue, decorative cornice, a picture rail and a period feature fireplace. Adjacent, bedroom four shares the same outlook and is currently used as a home office/study. Bedroom two sits in the middle of the floor and is an equally well-proportioned double with similar features to bedroom one, whilst bedroom three sits at the back of the house and offers a green and leafy outlook over the rear garden via a UPVC double-glazed window. The bathroom suite comprises a panelled bath, separate shower cubicle, pedestal wash hand basin and W.C.

There is further scope to extend into the loft, subject to the relevant permissions.

The property benefits from the classic Victorian facade with a block-paved driveway that accommodates two vehicles. The neatly kept rear garden has been presented in two sections: a paved patio/seating area that steps up to a laid lawn bordered on both sides by planted beds featuring an array of mature plants and shrubs and a wooden garden shed to the rear of the garden.

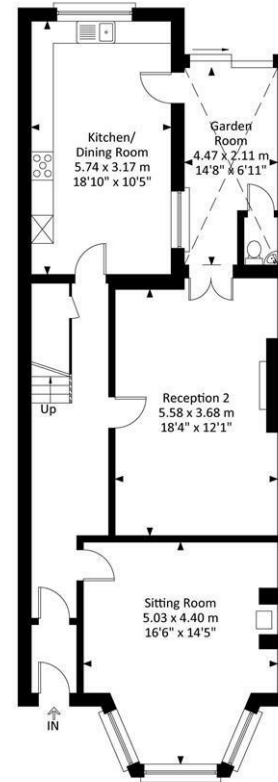
This lovely home is located close to the highly regarded Bishop Road School. It is within easy reach of all the amenities on Gloucester Road, Gloucestershire County Cricket Ground and Ashley Down Station (due to open in 2024).



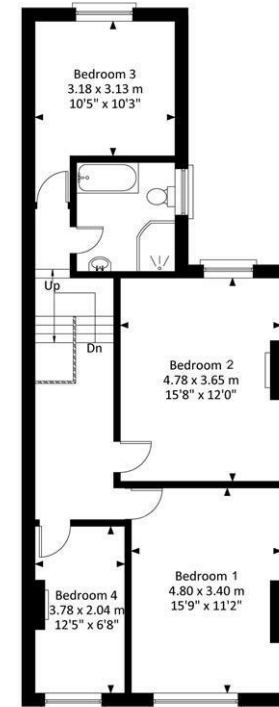


### Brynlad Avenue, Bishposton, Bristol, BS7 9DR

Approximate Gross Internal Area = 158.1 sq m / 1702 sq ft



Ground Floor



First Floor

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>	<b>England &amp; Wales</b>
		<b>67</b>	EU Directive 2002/91/EC

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