



£775,000

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6 Sefton Park Road St Andrews, Bristol, BS7 9AJ

A four bedroom family home on a tree lined road, close to St Andrews Park.

The wood panelled front door leads into an entrance hallway which showcases the original Victorian character with a beautiful geometric tiled floor. Stripped wood doors lead in to the ground floor rooms with stairs rising to the upper floors.

The elegant living room has a bay window with picture top lights, ceiling cornice, a ceiling rose, a picture rail, cast iron gas stove, a mantle surround and a stripped wood floor. The adjacent reception room has similar ceiling detail retained, a navy blue feature wall, a built in dresser and glazed doors which connect the garden. Beyond at the rear of the house is an impressive, open plan kitchen dining room. A slate tiled floor contrasts nicely with fitted cream units. There is a solid Iroko wood worktop, integrated appliances, space for a range cooker, tiled splash backs and bi-folding doors which seamlessly link the garden. There is space for a dining table with two side windows and a velux window pulling in lots of natural light.

There is a useful w/c which is tucked under the stairs leading up to the first floor. The master bedroom is at the front with a bay with it's sash windows retained along with ceiling

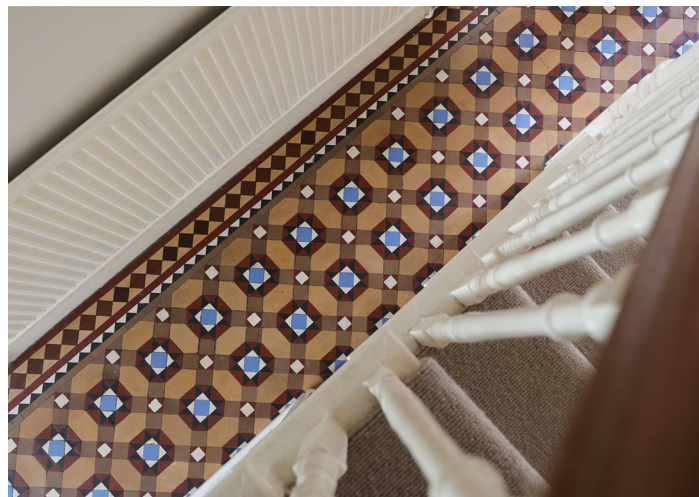


cornice, a ceiling rose, a picture rail and cast iron fireplace. A doorway leads into a contemporary en-suite shower room with large cubicle, close coupled w/c, a wall hung basin and window to the front. The next door second double bedroom has a built-in wardrobe and double glazed window facing the garden. The third bedroom sits at the end of the house with a double glazed window and cabin bed. The family bathroom is positioned between the back bedrooms and is fitted with a modern white suite, tiling and opaque window to the side.

A further staircase leads up to the fourth bedroom at the top of the house. This light and bright space has two velux windows at the front and back. There is access to eaves storage and room for a double bed and desk.

Externally the property has an southerly facing landscaped garden, with two seating areas, hardwood decking, a lawn and mature beds with a range of planting including a beautiful Acer tree. There is a brick built workshop with power and light as well as gated access to Happy Lane behind.

This lovely home is well positioned at the St Andrews Park end of the road, with the lawn bowls club and tennis courts behind. There is also easy access to Sefton Park primary school located further down Happy Lane. This is a great opportunity to purchase a perfect family home.





Sefton Park Road, Bishopston, Bristol, BS7 9AJ

Approximate Gross Internal Area = 160.78 sq m / 1730.62 sq ft
(Excluding Eaves Storage & Garden Store)



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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(40-60) C</p> <p>(25-40) D</p> <p>(10-25) E</p> <p>(1-10) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	79		
56			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC