



£825,000

46 Monmouth Road, Bishopston, Bristol, BS7 8LG

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## 46 Monmouth Road Bishopston, Bristol, BS7 8LG

A beautifully presented, four-bedroom end-of-terrace home with a c85ft south-facing garden in the Redland Green APR. Located on Monmouth Road with its strong community spirit and easy access to highly regarded schools and all the amenities on Gloucester Road.

The property is presented to a high standard throughout, including a host of retained period features, an 8.5m open-plan kitchen/diner, two reception rooms, four bedrooms, two ensuite shower rooms and a family bathroom.

The accommodation comprises a sitting room with bay sash windows, coving, picture rail, a modern fireplace with marble surround, and built-in storage cabinets on either side of the fireplace. The second reception is a music room with a full-to-ceiling window overlooking the rear garden, coving, picture rail, a wood burner, and a built-in cabinet.

At the rear, the impressive kitchen/diner has glazed doors that seamlessly connect the garden to the house. Striped wooden floorboards run through the dining area, which has a sash window to the side elevation and an original dresser. Beyond the dining area, the kitchen is fitted with a range of contemporary units, with space for a range cooker and appliances, an inset sink and drainer, and a breakfast bar.

Stairs lead up to the first floor to three bedrooms and a family bathroom. The second bedroom to the front is neatly decorated with sash windows, fitted wardrobes, a period fireplace, and access to an ensuite shower room. The adjacent third bedroom has a fireplace, a built-in wardrobe and a sash window facing the rear aspect. The fourth bedroom is beyond at the rear and has a fireplace, a sash window, and



views of the garden. The family bathroom sits between the back bedrooms and is fitted with a white suite including a bath with a shower over, w/c, wash hand basin and white metro wall tiles.

The second floor has been converted to create an impressive principal bedroom that spans the entire floor with access to an ensuite shower room and eaves storage. The creatively designed room features double doors onto a glazed Juliet balcony, which offers far-reaching city views with an additional window to the side elevation and views towards Purdown. The ensuite shower room offers contemporary decor, a walk-in shower cubicle with metro wall tiles, and a wall-hung vanity unit with a top wash hand basin.

Externally, the well-established garden stretches 85c ft and is a wider plot than others on the street; glazed doors open from the kitchen onto a patio area with a lawn beyond. The garden is flanked on one side by various trees, greenery and colour. Under an archway, the end of the garden is a secluded additional area with a shed room for a trampoline. There is a valuable side access gate leading to the front.

This lovely family home and garden are in a prime Bishopston location, within easy reach of the acclaimed Bishop Road and Redland Green schools.





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Approximate Gross Internal Area = 157.64 sq m / 1696.82 sq ft



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



**elephant** 

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