



£675,000

4 Raglan Road, Bishopston, Bristol, BS7 8EH

2 The Promenade, Bristol, BS7 8AL

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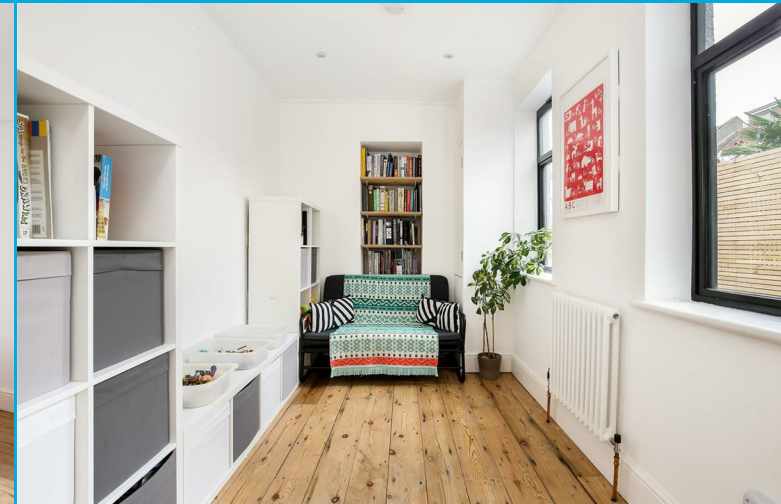
4 Raglan Road Bishopston, Bristol, BS7 8EH

Presented to a very high standard is this stylish, three/four bedroom Victorian home set on a quiet family road within the heart of West Bishopston.

The ground floor accommodation comprises; a vestibule entrance leading into the main hallway with a sisel carpet and a downstairs WC located underneath the staircase. At the front of the property is a striking living room with a bay window featuring upvc sash windows, plantation shutters, a working fireplace, cornice and ceiling rose. The rear of the property has been opened up in order to create a light and bright living space incorporating a kitchen/diner with a playroom beyond. The kitchen has been tastefully designed with an original stripped wooden floor, an island, contemporary wall and base units with brass fittings and contrasting granite work-tops. Situated just off the kitchen is a useful playroom/office complete with dual windows overlooking the patio, whilst a set of bi-folding doors lead seamlessly onto the landscaped rear garden to connect the two spaces.

On the first floor are three bedrooms and the family bathroom. The master bedroom, featuring a period fireplace, is at the front of the house and spans the full width of the property. Double glazed upvc sash windows provide a pleasant and open outlook onto neighbouring houses. Another spacious double bedroom sits in the middle of the house and leads directly onto bedroom three which is currently used as a child's bedroom.

A stylish family bathroom completes this floor and features a modern white suite complimented with matt black fittings, floor-to-ceiling tiled splash-backs and dual wall basins/vanity units. A staircase leads up to the top floor to a beautifully presented fourth bedroom with Velux windows to both front and rear



aspects allowing for plenty of natural light and offering rooftop views across Bishopston.

Externally the property has the classic Victorian facade with a paved pathway and low rubblestone wall whilst the south facing rear garden has been beautifully landscaped. The garden has been presented in three sections consisting of raised deck patio and eating area that steps down to a paved patio with a lawned area beyond, which has been bordered on both sides by an array of mature plants, trees and shrubs

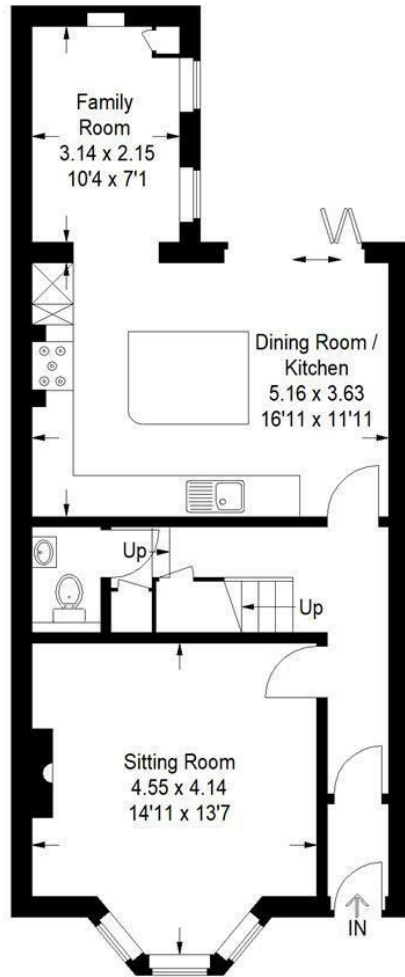
4 Raglan Road is an inspiring and quality property that offers many practical features and is ideally located for easy access to the Gloucester Road as well as falling within the catchment for both Bishop Road and St Bonaventure's Primary Schools as well as Redland Green APR.



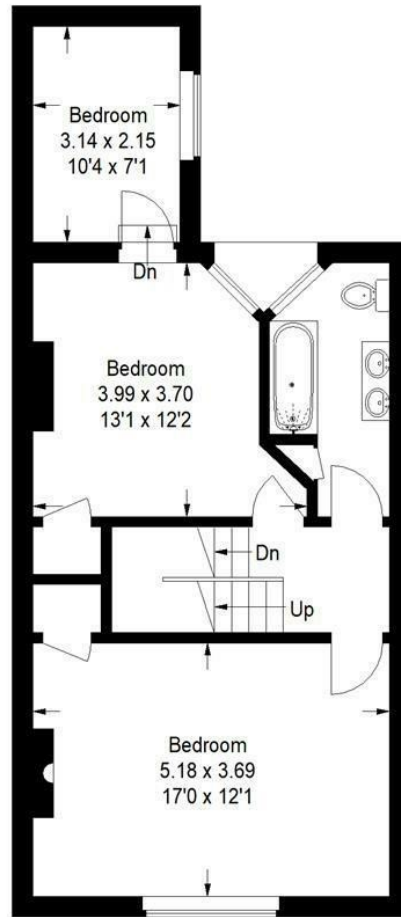


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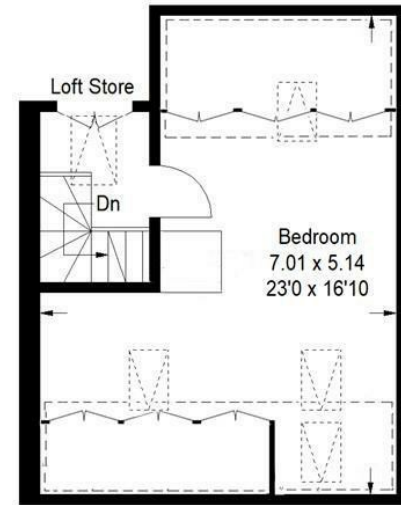
Approximate Gross Internal Area
146.1 sq m / 1573 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID 692335)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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