

The logo for 'elephant' is displayed in a white, lowercase, sans-serif font. To the right of the text is a blue icon consisting of a stylized, curved line that resembles the side profile of an elephant's head and trunk.

£950,000

22 Effingham Road, St Andrews, Bristol, BS6 5BJ

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

22 Effingham Road St Andrews, Bristol, BS6 5BJ

A beautifully proportioned five-bedroom Victorian family home sold with no onward chain.

Occupying a commanding position and located just a stone's throw from St Andrews Park, this end-of-terrace property is spread across three floors. It offers over 2,000 square feet of living space, including five bedrooms, two reception rooms, a kitchen/diner, side access, and a large mature south-easterly facing garden. The property retains much of its period features, has been sympathetically modernised, and is presented to a good standard throughout, boasting a magnificent sitting room and an open-plan kitchen/diner.

A pathway leads up through a well-established front garden to the front door. The entrance lobby has a beautiful stained glass door with similar stained glass window surround. Opening into a grand hallway, there is a staircase complete with newel post and spindles, ceiling detail, storage under the stairs and a stained glass window above the kitchen door. On the ground floor, the sitting room is positioned at the front of the property. It has a bay with sash windows, original ceiling coving, picture rail, a period fireplace with decorative tile inserts, and a marble surround that sits centrally in the room. The original stripped floorboards continue into the adjacent second reception room through double doors combining the two rooms; this reception room retains similar period features with the addition of a decorative ceiling rose. Dual aspect windows and a glazed door onto the rear garden allow plenty of natural light and direct access to the garden.

The kitchen/breakfast room is at the rear of the property, with a dining area, two original built-in dressers, and double doors to the garden. The kitchen is fitted with modern wall and base units, a



utility cupboard, skylights, and three windows facing the garden. A door from the kitchen leads to a W.C.

The staircase provides access to four bedrooms and a bathroom on the first floor. The principal bedroom at the front has a bay with original sashes, ceiling coving, and a picture rail. The adjacent second bedroom has a picture rail, a period fireplace, built-in bookshelves and a double-glazed window with a view of the garden. Bedroom three at the rear has a period fireplace and double-glazed window, and bedroom four at the front is used as a study and has a sash window looking out over Effingham Road. The bathroom completes the accommodation and has a simple grey suite and window to the side.

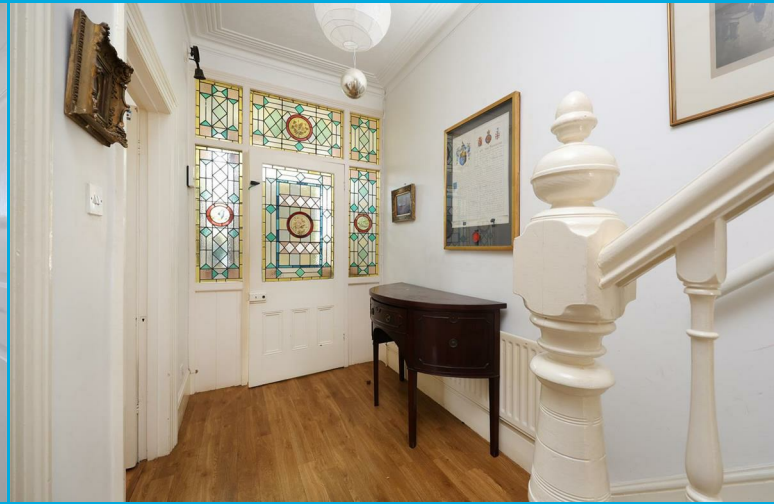
A further staircase leads up to a galleried landing on the second floor and doors to a shower room and the fifth bedroom. The bedroom is flooded with natural light from two Velux windows at the front and back, offering a bright and airy space. It also provides access to eaves storage and ample room for a double bed and bedroom furniture. The shower room comprises a shower cubicle, skylight, and vanity unit incorporating a wash basin, W.C. and storage.

Externally, the rear garden enjoys a lovely open south-easterly aspect, gated side access, a flagstone path and a patio extending onto a raised lawn with various bushes and shrubs to borders, enclosed by trellis and retaining walls.

The front of the house retains lovely original fretwork to the fascia, an original tiled pathway to the entrance and side access and a variety of mature plants and shrubbery.

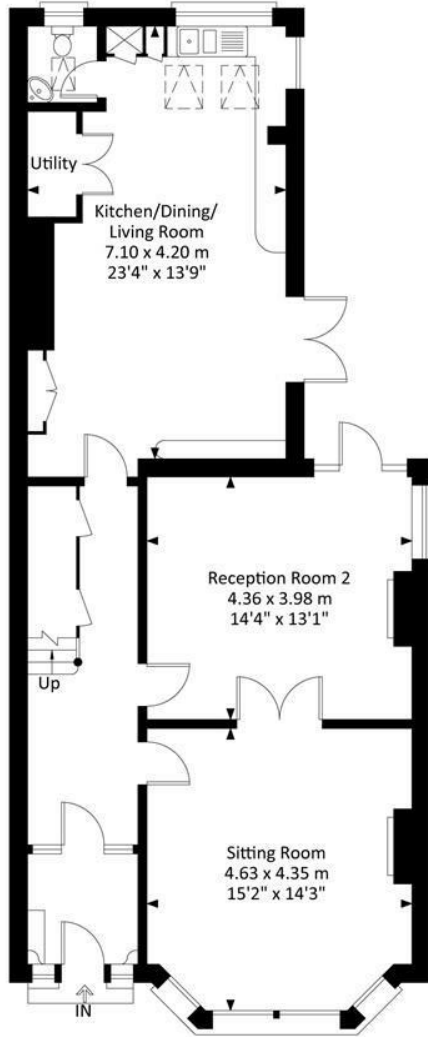
The property is close to the independent shops, cafés and restaurants lining the popular Gloucester Road, St Andrews Park and is within close proximity to Fairfield and Cotham Secondary Schools and Sefton Park Primary School.



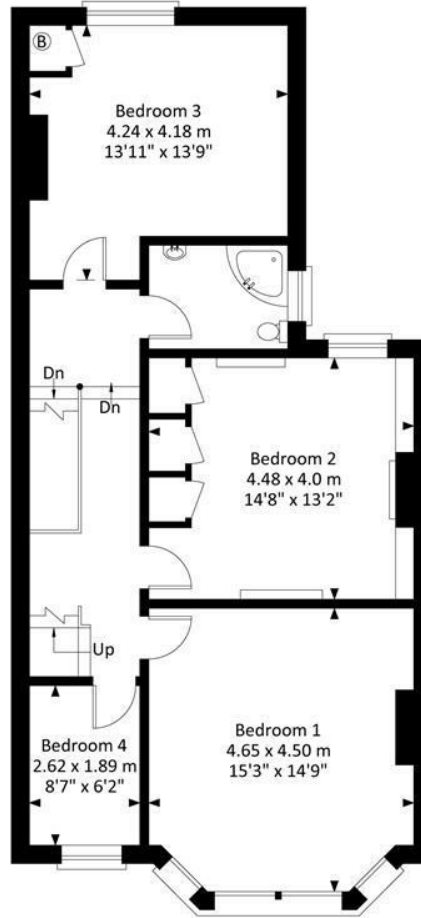


Effingham Road, St. Andrews, Bristol, BS6 5BJ

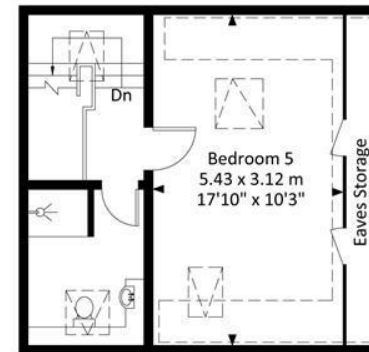
Approximate Gross Internal Area = 188.26 sq m / 2026.41 sq ft
(Excluding Eaves Storage)



Ground Floor



First Floor



Second Floor


 = Reduced Head Height

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



elephant 

Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk