



£750,000

136 Sefton Park Road, St Andrews, Bristol, BS7 9AL

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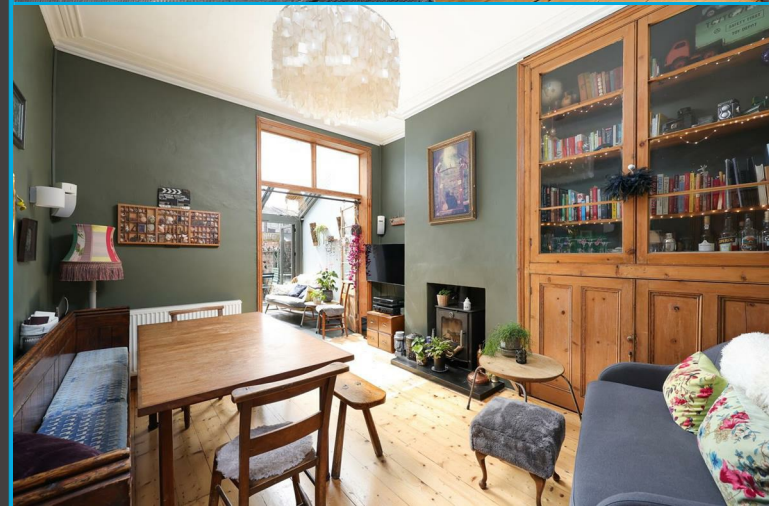
136 Sefton Park Road St Andrews, Bristol, BS7 9AL

An extended four-bedroom family home located on a popular tree-lined road close to St Andrews Park.

The property retains many Victorian features, including an original tiled pathway leading to a wood-panelled front door. The entrance hall has original stripped wood doors leading to all ground-floor rooms and stairs rising to the upper floors.

The classically proportioned sitting room retains original reconditioned double-glazed bay sash windows with stained glass-lead lights above, a ceiling rose, coving, an open cast iron fireplace with ornate tiles, a marble surround, and stripped wood floorboards. The adjacent reception room has similar ceiling detail, a built-in dresser, a wood-burning stove, and glazed doors that connect to the kitchen/family room. Beyond, at the rear of the house, is an impressive open-plan kitchen/family room with underfloor heating throughout. Dark floor tiles and fitted units contrast nicely against the light blue walls and impressive glazed roof in the side return extension. The kitchen is fitted with high quality John Lewis of Hungerford units, composite quartz worktops, space for a range cooker and other appliances, and bi-folding doors that seamlessly connect the rear garden. A useful utility room is accessed from the kitchen, with space for a washing machine, tumble dryer, W.C., sink, and additional storage options.

On the first floor are three double bedrooms, a bathroom and a shower room. The principal bedroom is at the front with its original reconditioned double glazed bay sash windows and cast iron fireplace. The next-door second double bedroom has a built-in wardrobe and sash window facing the garden. The third bedroom sits at the end of the house with a sash window and a Velux skylight. A shower room is



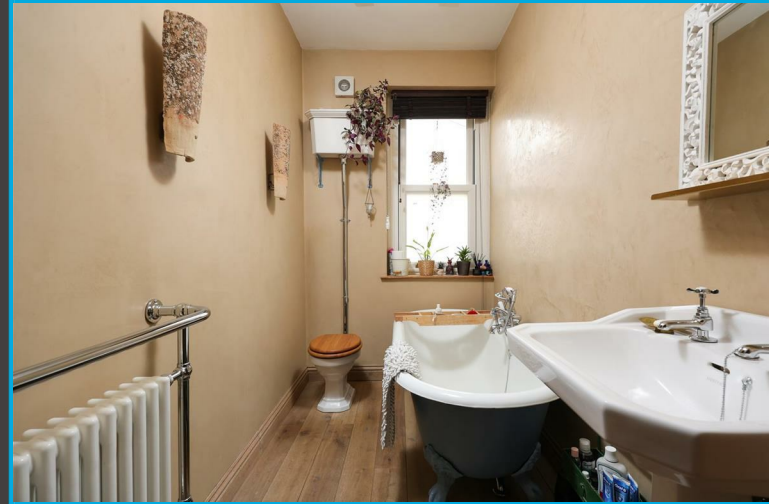
positioned between the back bedrooms and is fitted with a shower cubicle, W.C. wash hand basin and tiled walls and floors. The family bathroom to the front comprises a freestanding bathtub, Victorian style W.C. and a double-glazed frosted window.

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 a southerly-facing landscaped garden with various seating areas, hardwood decking, porcelain tiles, and a mature bed with a range of planting providing a colourful backdrop to the garden. There is a wooden shed and gated access to Happy Lane behind.

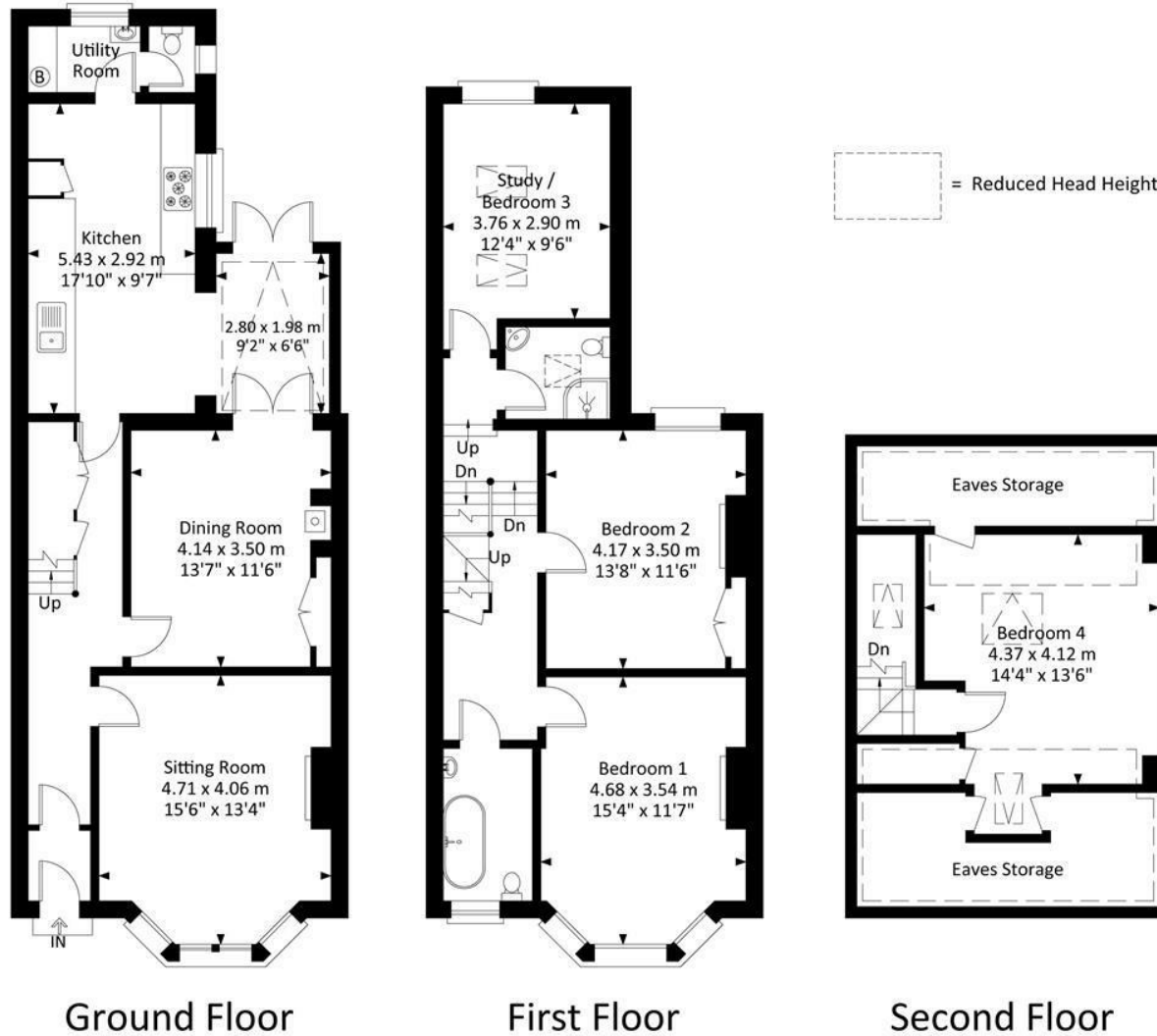
This well-loved home is close to St Andrews Park, Gloucester Road, and Ashley Down Station (opening Sept 2024). Sefton Park Primary School and the tennis and bowls club are easily accessed along Happy Lane.





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Approximate Gross Internal Area = 159.55 sq m / 1717.38 sq ft
(Excluding Eaves Storage)



Ground Floor

First Floor

Second Floor

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



elephant 

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