



£600,000

10 Brent Road, Ashley Down, Bristol, BS7 9QZ

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10 Brent Road Ashley Down, Bristol, BS7 9QZ

Tucked away on a quiet, neighbourly road within Ashley Down is this well-presented four-bedroom family home sold with no onward chain. Spanning over three floors, it features a principal bedroom with bath en-suite, three further bedrooms, a family bathroom, a sitting room, an open-plan kitchen/breakfast room, a mature rear garden, and a double garage.

The ground floor accommodation comprises an entrance hallway with doors to the downstairs rooms and stairs rising to the first floor with storage beneath. The sitting room has double-glazed bay windows to the front, picture rail, a cast iron period fireplace with a tiled hearth, alcove cabinetry and shelving and stripped wooden floorboards. At the rear, the open plan kitchen/diner spans the entire width of the property; the dining area has a picture rail, a cast iron period property, an original dresser and double doors leading to the garden. The kitchen is fitted with a range of modern units with an integrated gas hob, double ovens, a breakfast bar and an opening leading to a utility area with an additional door to the rear garden.

Rising to the first floor, the accommodation has a typical configuration of three bedrooms and a family bathroom. The main bedroom on this level is located at the front of the property and benefits from a pleasant outlook on Brent Road. Adjacent, bedroom four shares the same aspect, while bedroom two is another well-proportioned double and overlooks the rear garden. Completing the accommodation is a smartly finished family shower room with a shower cubicle, metro-tiled splashbacks, and a heated towel rail.

A staircase leads to a converted master suite with roof-top views across Ashley Down and beyond. The



impressive conversion occupies the top floor and has been tastefully finished throughout, featuring built-in storage and access to eaves storage. The en-suite bathroom has a bathtub with shower over, vanity unit with basin inset, w/c and a heated towel rail.

Externally, the front of the property has a rendered facade, a blocked paved front garden, and a dropped curb for an off-street parking space.

The landscaped rear garden is presented in three tiers: a sizeable decked area beyond the patio doors. The middle tier is laid to lawn. At the rear is a large double garage that opens onto a vehicular lane accessed via Brent Road.





10 Brent Road, Horfield, Bristol, BS7 9QZ

Approximate Gross Internal Area = 113.21 sq m / 1218.58 sq ft
(Excluding Eaves Storage)

Garage Area = 37.60 sq m / 404.72 sq ft
Total Area = 150.81 sq m / 1623.30 sq ft

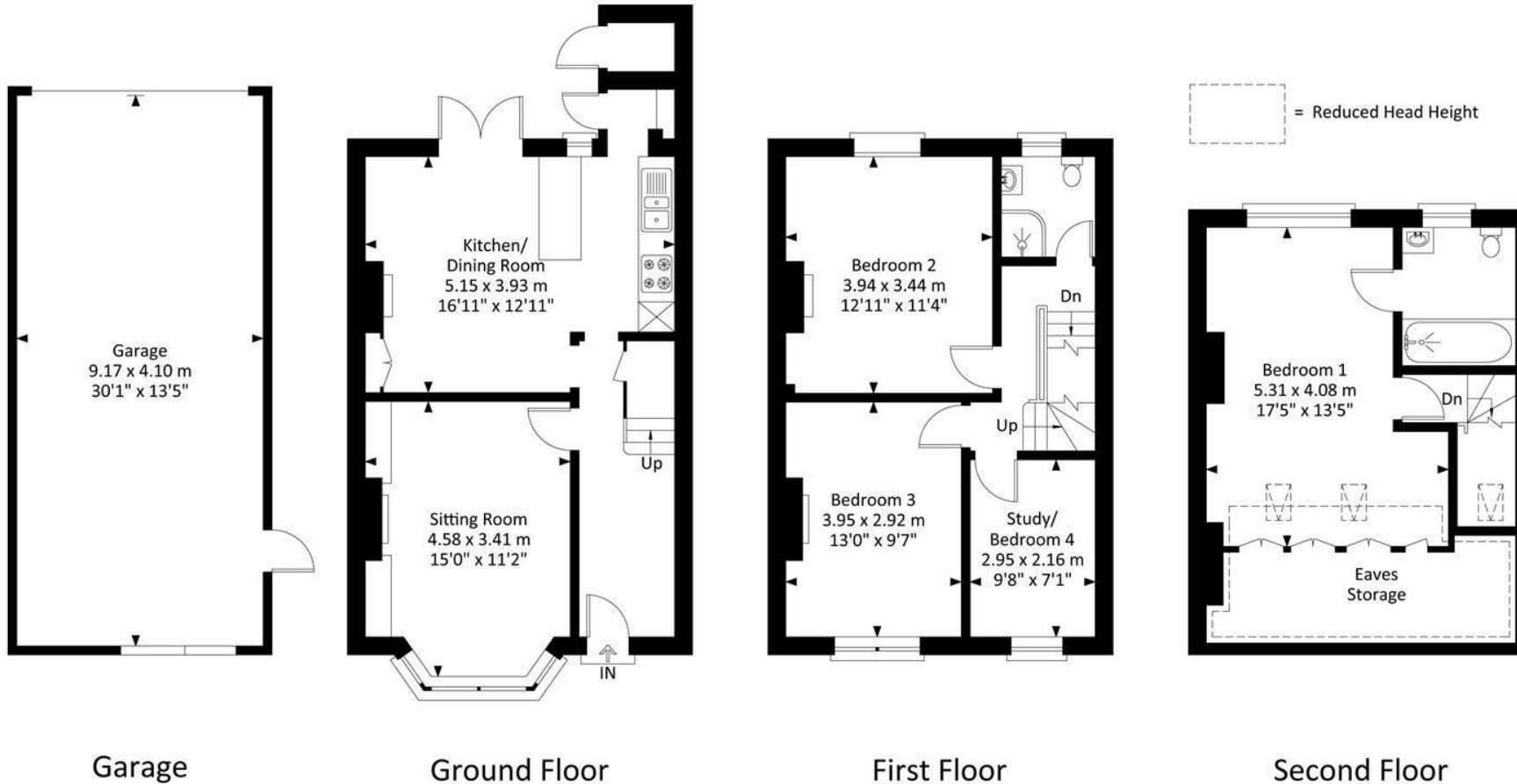


Illustration for identification purposes only, measurements and approximate, not to scale.



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