



£600,000

3 Bedford Crescent, Horfield, Bristol, BS7 9PP

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## 3 Bedford Crescent Horfield, Bristol, BS7 9PP

Tucked away on a quiet neighbourly cul-de-sac within Horfield is this stylish mid-terrace, 1930s, four-bedroom family home. The property briefly features open plan accommodation on the ground floor, a recently converted loft conversion with en-suite, a mature rear garden and a garage. This bright property has been extensively renovated throughout.

Accommodation on the ground floor comprises an entrance hallway, with stripped wood floors, stairs that lead to the first floor, ample storage tucked beneath. The ground floor accommodation is opened, providing a naturally light space throughout. To the front, the living room, featuring stripped wood floors, double glazed bay window and decorative open fireplace.

To the rear, is the kitchen/diner is the social hub of the house, spanning the full width of the house and sliding doors that seamlessly connects to the mature rear garden. The kitchen is fitted with a range of modern wall and base units with wood worksurfaces, providing integral appliances such as electric oven, dishwasher and space for fridge/freezer. The kitchen peninsula divides the rooms, with an induction hob and cooker hood over and further seating. A utility is tucked away from the kitchen which has plumbing for a washing machine and space for a tumble dryer.

The first floor has a typical configuration of three bedrooms and a family bathroom. The main bedroom is located at the front of the property and benefits from a pleasant and open outlook onto Bedford Crescent. Adjacent, bedroom three shares the same aspect and is currently being used as a home office, whilst bedroom two is another well-proportioned double and overlooks the rear garden. Completing the accommodation is a smartly finished family bathroom with a modern white suite, tiled splash-backs and a

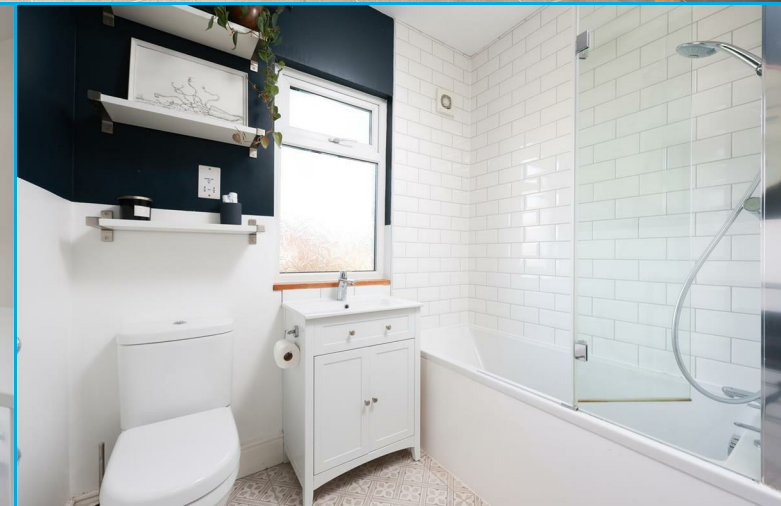


heated towel rail.

Stairs lead to a recently converted principal bedroom, spanning the full depth of the property. The bedroom benefits from skylight windows to the front with a large window to the rear, providing far-reaching views towards Purdown. There are built-in wardrobes and a newly fitted en-suite shower room.

Externally, the front of the property bares the classic 1930s facade with a front garden enclosed by a low brick wall and a path leading to the front door. The landscaped rear garden is a real triumph and has been presented in three tiers: a sizeable paved patio area steps down to a laid lawn bordered by plants and trees. To the rear, there is a detached garage benefitting power and lighting and a roll-top door that provides rear access to the house.

3 Bedford Crescent is an exceptional family home that its current owners have meticulously renovated. It is conveniently located within a short walk of Gloucester Road and falls within the catchment for Ashley Down, primary schools and Trinity Academy/Fairfield High Secondary Schools.





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Approximate Gross Internal Area = 123.22 sq m / 1326.32 sq ft

Garage Area = 18.13 sq m / 195.14 sq ft

Total Area = 141.35 sq m / 1,521.46 sq ft

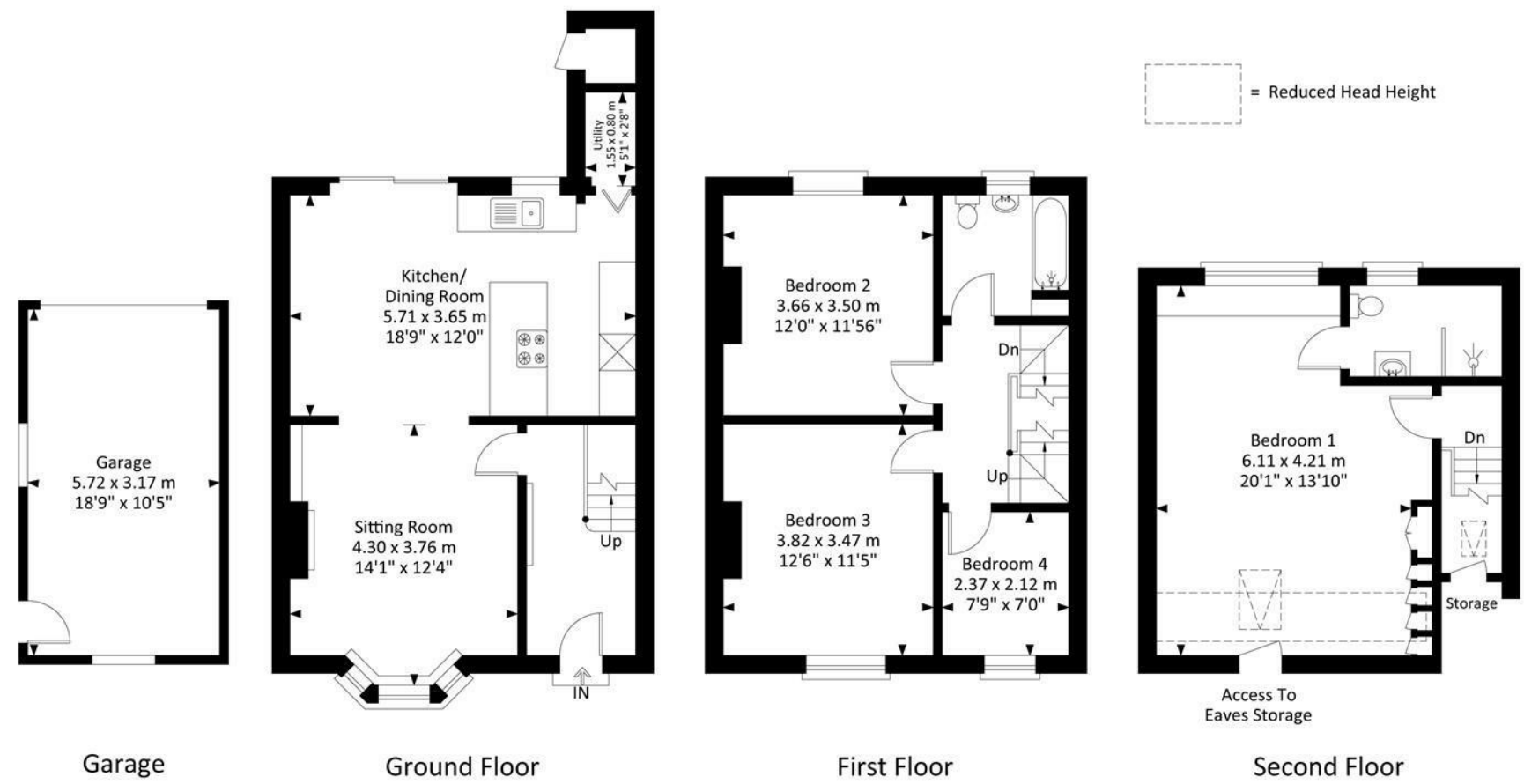


Illustration for identification purposes only, measurements and approximate, not to scale.



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