



£740,000

153 Sefton Park Road, St Andrews, Bristol, BS7 9AW

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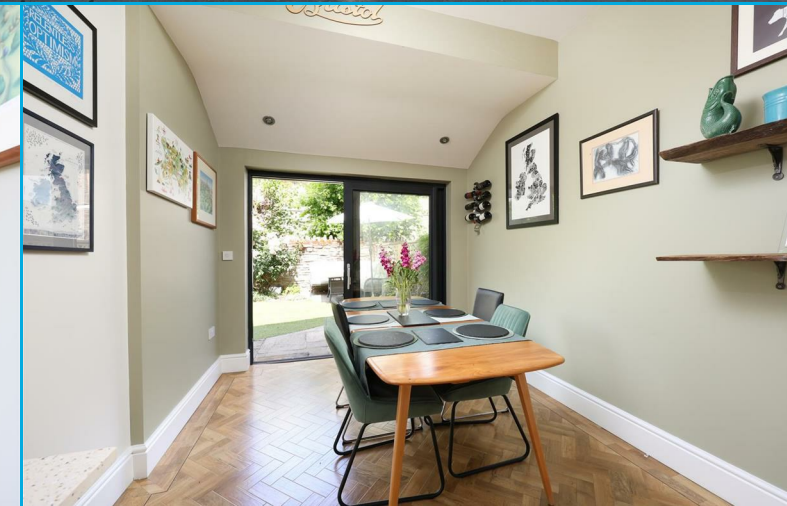
Fairlawn is a stylish and well-presented four double bedroom home which has retained plenty of Victorian character and is situated on a popular tree-lined street close to St Andrews Park.

Entering the property via a vestibule that leads into the hallway with dado rail, tiled floors and stairs that lead to the first floor. Storage is neatly incorporated under the stairs. To the front is a lounge with renovated double-glazed sash windows and original stained glass top lights in the bay. The lounge features ceiling coving, a picture rail, Victorian fireplace with tiled surround and bespoke oak shelving inset to an alcove.

Sitting centrally is the second reception room, currently occupied as a snug benefitting from Karndean floors, original dresser, ceiling coving and a cast iron fireplace. Beyond is an attractive utility room, which also has Karndean flooring, a large skylight, plumbing for a washing machine and space for a tumble dryer, a WC and rear door leading to the garden.

To the rear is the extended and open plan kitchen/diner with Karndean floors, underfloor heating and full-width sliding doors leading out to the garden. The kitchen is fitted with a range of double-height wall cupboards and base units with work surface over, benefitting from an integral double electric oven, double fridge/freezer, dishwasher and induction hob with extractor over.

On the first floor, there are three double bedrooms and an updated family bathroom. To the front the master bedroom spans the full width of the property has a bay with renovated double-glazed sash windows, cast iron fireplace, built in wardrobes and a shower en-suite with basin and vanity unit. Adjacent



is a spacious second double bedroom which benefits from a cast iron feature fireplace and overlooks the side garden. To the rear is the third double bedroom which overlooks the rear garden. Adjacent is the bathroom which has been updated benefitting from a bath with shower over, basin, vanity unit, and a WC.

A staircase leads to the top floor, with a landing incorporating further storage. The fourth double bedroom in the converted loft space spans the full width and depth of the property with dual-aspect Velux windows. The room provides flexibility as a double bedroom and a home study, accommodating a shower and WC ensuite. The bedroom further provides access to eaves storage and an airing cupboard.

Externally the property has a pretty rear garden with a lovely open aspect, artificial lawn and mature planted borders. To the front, the property bears a classic Victorian facade with a gravelled front garden and a path leading to the front door.

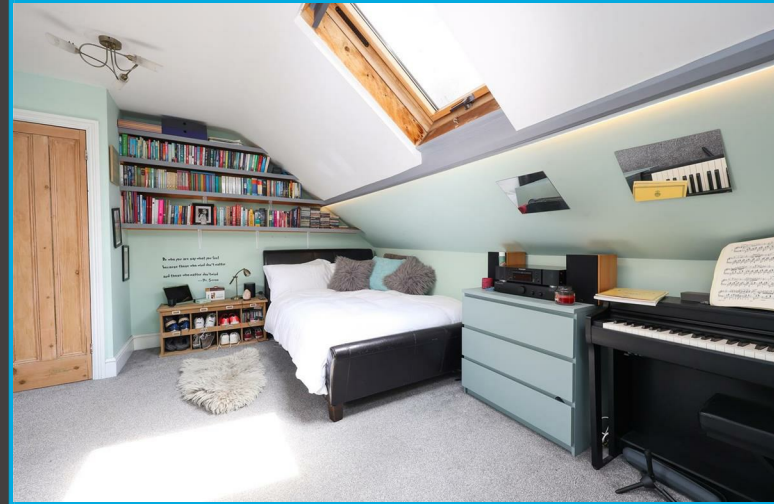
153 Sefton Park is a lovely, fully renovated family home in easy reach of St Andrews Park, Sefton Park, Brunel Fields and Ashley Down primary school and all the amenities on Gloucester Road.

Vendors Comments: "Sefton Park Road is a very special community, from Santa's visit to our summer street party (more than 25 years and counting!)"

The location is amazing. My dog and I love that when we open the door we have a choice of where to visit - Narrowways nature reserve, St Andrews Park or our lovely local pub, The Lazy Dog.

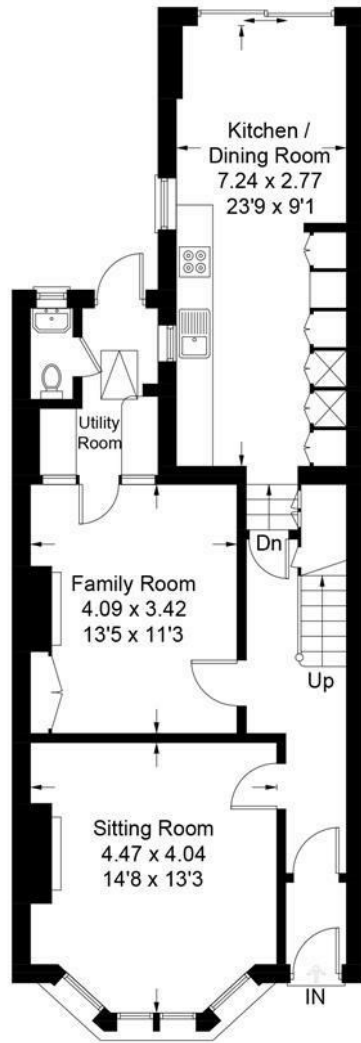
It's been a pleasure to bring my children up here, from primary school onwards. Now they are moving on it's time for another family to make this house their home."



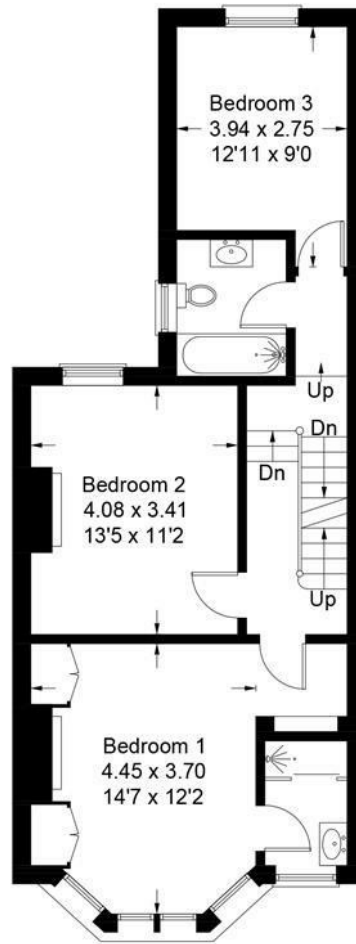


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Approximate Gross Internal Area = 160.5 sq m / 1728 sq ft

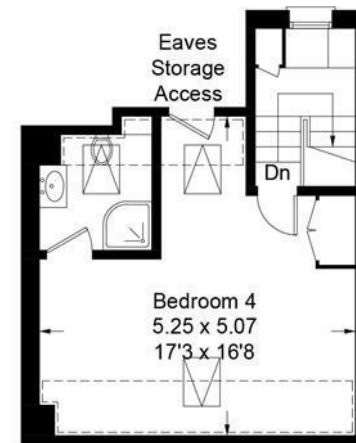


Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0"



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID980041)



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