



£550,000

29 Churchways Crescent, Horfield, Bristol, BS7 8SW

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29 Churchways Crescent Horfield, Bristol, BS7 8SW

A fantastic opportunity to improve and extend a 1920s semi-detached family home, located on one of Horfield's most desirable roads. Owned by the same family for nearly 50 years, the property briefly comprises two reception rooms, a kitchen, three bedrooms, a family bathroom, a mature southerly facing garden, a detached garage and off-street parking.

Ground floor accommodation comprises; A generous entrance hallway with original stained glass door providing access to all of the ground floor. At the front of the property the sitting room features a double-glazed bay window and an electric fireplace. To the rear is the second reception room, occupied as a living room, with double glazed window overlooking the mature garden and an electric fireplace with ceiling cornice. Next door is the kitchen which has a range of wall and base units, with space for a washing machine, cooker and fridge/freezer while housing the combination boiler. There is access to a storage cupboard, a double-glazed window to the rear aspect and a side door that leads to the side and rear garden.

On the first floor are three bedrooms and a



family bathroom. The well-proportioned principal bedroom located at the front of the property benefits from built-in wardrobes and double-glazed window that provides a pleasant outlook onto Churchways Crescent. Adjacent and sharing the same aspect is bedroom three, which can be occupied as a study or nursery. To the rear is the second double bedroom overlooking the back garden, whilst next door there is a three-piece family bathroom.

Externally, the front of the property bears the classic bay-fronted facade, with a front garden and off-street parking, whilst the rear garden has been presented in two sections consisting of a paved area and laid to lawn enclosed by shrubs and plants. A separate garage is located to the side of the garden and the property also offers useful side access.

29 Churchways Crescent provides an excellent opportunity to update and modernise, with further scope for extending (STPP). Ideally located within easy, convenient access to all of the local amenities which include Horfield Sports Centre, The Common and the Gloucester Road.





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Approximate Gross Internal Area = 88.52 sq m / 952.82 sq ft

Garage Area = 10.70 sq m / 115.17 sq ft

Total Area = 99.22 sq m / 1,067.99 sq ft

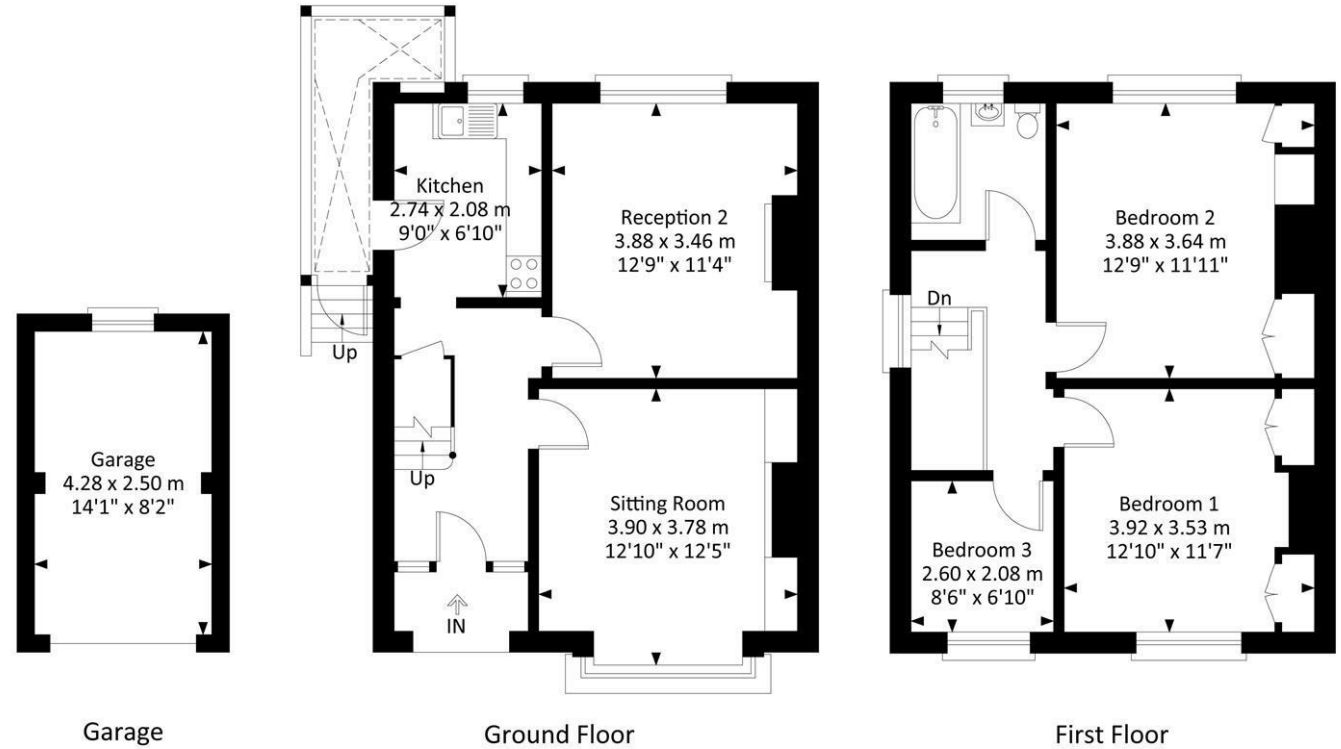
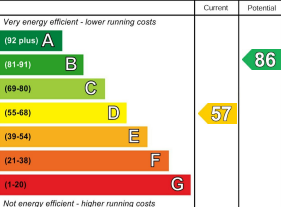
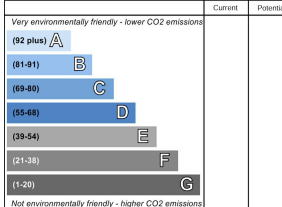


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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