



£535,000

Springfield Avenue, Ashley Down, Bristol, BS7 9QT

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Springfield Avenue Ashley Down, Bristol, BS7 9QT

A stylish and immaculately presented three bedroom family home located on one of Ashley Down's most desirable roads. This fine example of a 1930's home has been finished to an excellent standard throughout and offers everything and more that the modern family could desire. Key features include a open plan kitchen/diner, three bedrooms, a separate reception with bay window and a well-proportioned south facing garden with rear access.

Ground floor accommodation comprises: main entrance and porch leading into a hallway with stripped wooden floor and storage cupboard incorporated underneath the stairs. At the front of the property is a light and bright living room with double glazed bay window, stripped wooden floor, ceiling rose, cornice and picture rail. Next door the second reception and kitchen have been opened up in order to create a contemporary open plan kitchen/dining space perfect for families and socialising. The kitchen complete with breakfast bar has been fitted with a range of striking handleless wall and base units with contrasting grey work surfaces, white metro tiled splash-backs and an array of integrated appliances, whilst the dining area benefits from fitted shelving units, a stripped wooden floor and offers plenty of space for a large table. Finally, a set of patio doors lead directly out onto a decked terrace and down to the rear garden.

On the first floor are three bedrooms and a family bathroom. The master bedroom is located at the front of the house and features fitted wardrobes, picture rail and a large double glazed window providing a green and leafy outlook onto the street below. Adjacent, bedroom three is currently used as a home office, whilst bedroom two is at the rear of the floor and overlooks the garden. Completing the accommodation is a spacious family bathroom with modern white

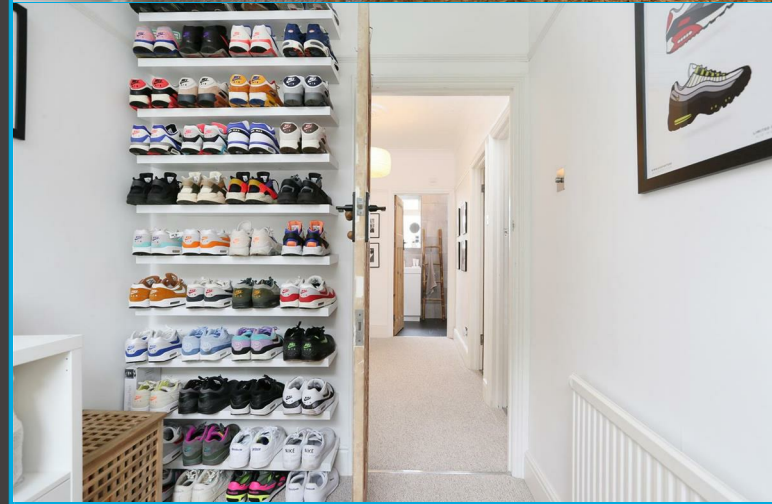


suite, separate walk-in shower, floor to ceiling tiled splash-backs, heated towel rail and a tiled floor. There is also plenty of scope to extend into the loft space subject to the usual consent.

Externally, the front of the property features a smart white render with neatly trimmed trees and shrubs, whilst the rear garden has a southerly facing aspect and is presented in three sections consisting of a raised timber deck with large storage area underneath that steps down to a paved patio section and a laid lawn beyond. A storage shed is situated at the end of the garden and a secure gate provides useful rear access.

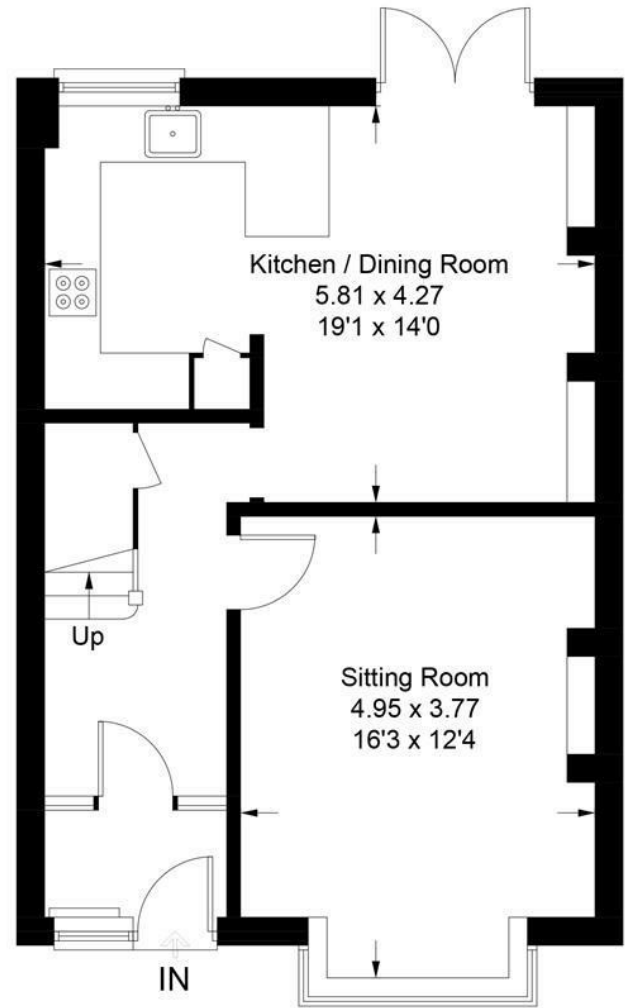
81 Springfield Avenue is a property of the highest order, it possesses many practical features and is ideally located on a no through road with ample on street parking. The property also falls within the catchment to three highly regarded schools: Ashley Down and Brunel Field Primary Schools as well as Fairfield Secondary School. It is also within easy walking distance to Ashley Down train station which is just a 5 minute walk away as well as local amenities on both Ashley Down and Gloucester Road's.



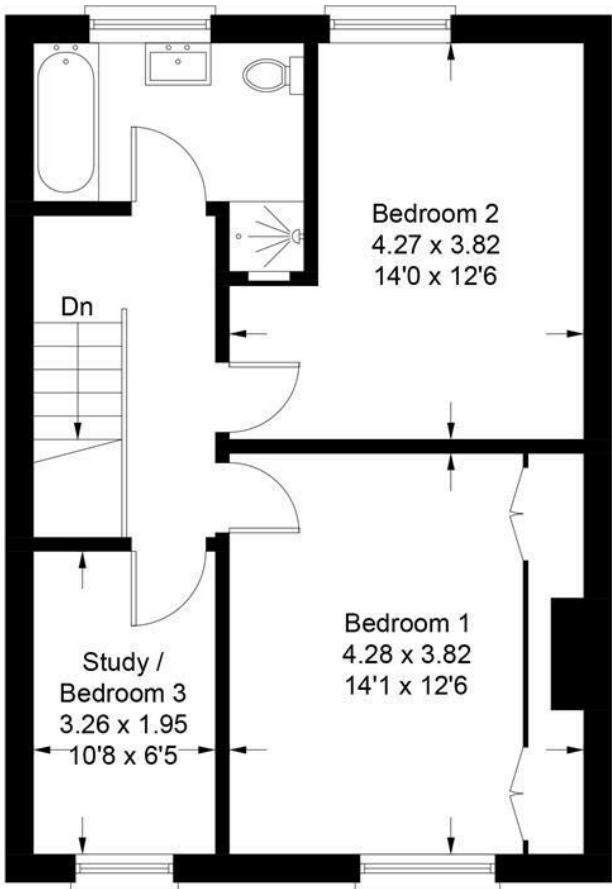


Springfield Avenue, Horfield, Bristol, BS7 9QT

Approximate Gross Internal Area = 104.3 sq m / 1123 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID869044)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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