

The logo for 'elephant' is displayed in a white, lowercase, sans-serif font. To the right of the text is a blue icon consisting of a stylized, curved line that forms a shape reminiscent of an elephant's trunk or a wave.

£850,000

7 Metford Place, Redland, Bristol, BS6 7LE

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## 7 Metford Place Redland, Bristol, BS6 7LE

An extended semi detached home in a rare corner plot location. This well presented home sits in a peaceful position at the end of a cul-de-sac, in the APR for Redland Green School.

A pathway leads up through a neatly tended front garden to the entrance sheltered by a storm porch. The front door is surrounded by three opaque windows and leads to the hallway within. The impressive kitchen/ dining room is spread across the rear of the house and comprises a kitchen recently fitted with a range of sleek units with integrated appliances and a low profile work top. The well considered design incorporates a peninsula with bar stool seating beneath. A tiled floor runs through into the dining area while windows and glazed doors look out and connect the rear terrace. There is a useful w/c tucked away and accessed from the rear of the room. At the front of the house, the living room has a half bay, built-in shelving, cabinets and a log burner. On the opposite side of the hallway is a separate office/ study with a stripped wood floor and dual aspect windows.

Stairs rise to the first floor to four bedrooms and the family bathroom. The master bedroom has windows to the front and side with access to an ensuite bathroom. This smartly presented room has a shower, pedestal hand wash basin, close coupled w/c, tiled walls and a window to the side aspect. Double bedrooms two and three sit next to each other on the opposite side of the hallway; the front bedroom has double wardrobes while the rear room has a single cupboard and a feature fireplace. The fourth bedroom sits centrally off the hallway and has a window facing the front. A compact and well designed family bathroom is fitted with a shower over bath, w/c with concealed cistern and a hand wash basin set within a vanity unit. There is a tiled floor, heated towel rail and window facing the rear aspect.





Externally the garden wraps round the property extending to 70ft at the longest point and 50ft at the widest. A decked terrace runs across the back of the property perfect for alfresco eating and drinking with views across gardens beyond. Steps lead down to a lawned garden which is enclosed by borders planted with a range of flowers, shrubs and trees. The garden extends round to the side of the house with a useful storage shed and gate linking the front.

This is a well balanced family home in a peaceful Redland location.

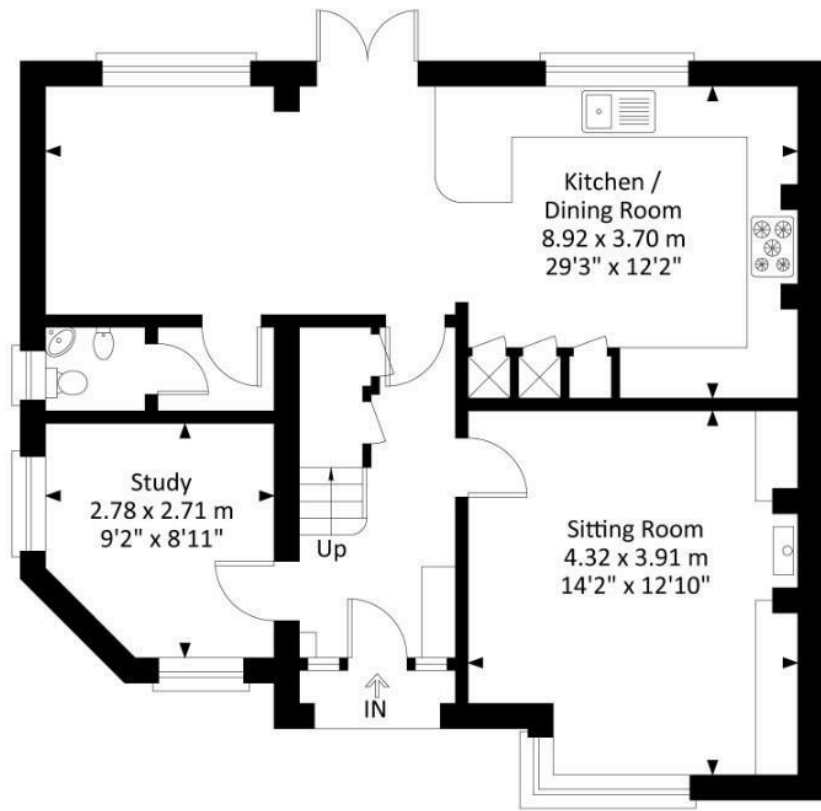




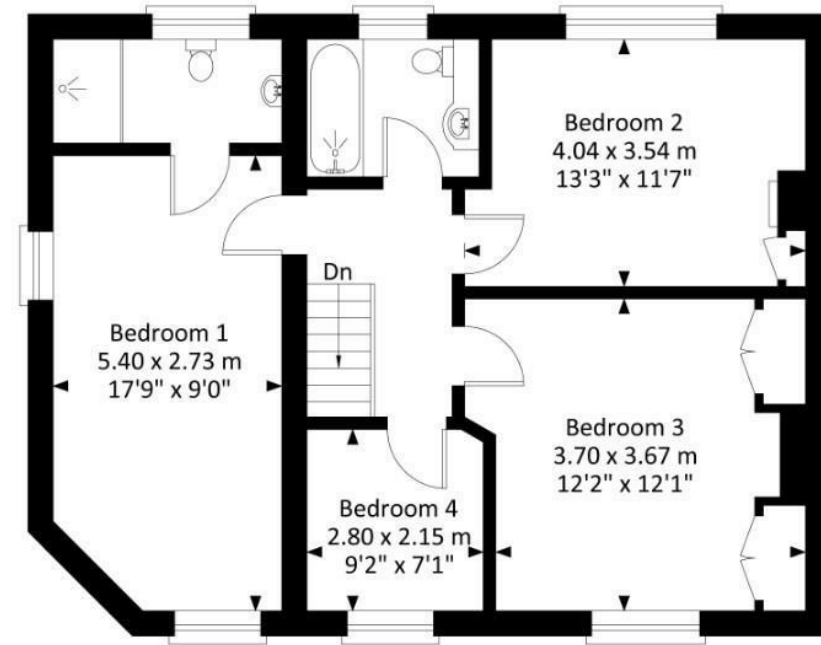


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Approximate Gross Internal Area = 125.48 sq m / 1350.65 sq ft



Ground Floor



First Floor

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		





**elephant** 

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