

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 head and trunk.

£430,000

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5 Beverley Road Horfield, Bristol, BS7 0JL

Tastefully extended and beautifully presented throughout, this charming 1930s mid-terrace home is nestled in a highly sought-after area of Horfield. The property features a bay-fronted sitting room, a spacious open-plan kitchen, dining, and living area, three well-proportioned bedrooms, a family bathroom, and a thoughtfully landscaped rear garden.

The ground floor accommodation features a spacious entrance hallway, providing access to the ground floor accommodation and a staircase leading to the first floor. At the rear, the stunning open-plan kitchen, dining, and living space is bathed in natural light from two skylight windows and double-glazed patio doors, which seamlessly open onto the rear garden. The modern kitchen is fitted with a range of wall and base units complemented by contrasting worktops and integrated appliances, including an electric oven, induction hob with cooker hood, and dishwasher. Additionally, there is space for a washing machine and fridge/freezer.

The first-floor landing provides access to three bedrooms, a family bathroom, and loft storage. Overlooking the rear garden,



the principal bedroom features a double-glazed window, a picture rail, and a charming cast iron fireplace. At the front, a generously sized second double bedroom enjoys a pleasant view of Beverley Road, while the third bedroom shares the same outlook. The family bathroom benefits a four-piece suite, including a separate bath, shower cubicle, WC, wash hand basin, and a heated towel rail, all enhanced by floor-to-ceiling tiling.

Externally, the property bears a classic 1930s facade, with a front garden benefitting an array of plants and shrubs enclosed by a low brick wall and a gate. To the rear, a landscaped garden, separated into three sections. Beyond the patio doors, a paved area, surrounded by gravel which leads to a seated area, enjoying the last rays of the sunshine. The garden is complete with artificial lawn enclosed by an array of mature plants and shrubs, further benefiting a gate that provides rear access.

5 Beverley Road is a beautifully presented and spacious home, set within a welcoming community that blends young families with long-standing residents. The property benefits from a highly convenient location, offering easy access to the open green spaces of Horfield Common, a leisure centre with a swimming pool, and the vibrant selection of shops and cafés along Gloucester Road.





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Approximate Gross Internal Area = 107.14 sq m / 1153.24 sq ft

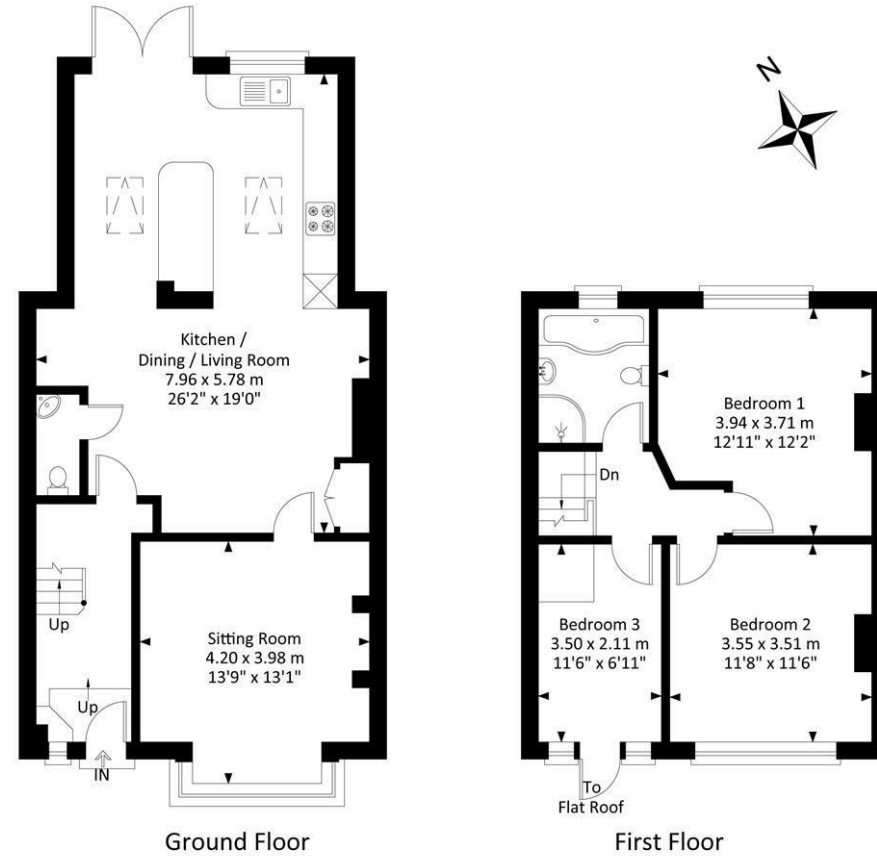
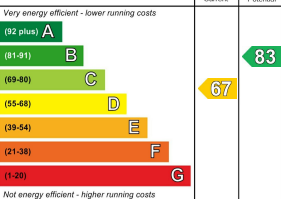
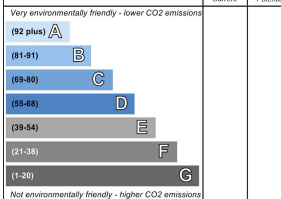


Illustration for identification purposes only, measurements and approximate, not to scale.

| 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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