



£1,000,000

34 Cranbrook Road, Redland, Bristol, BS6 7BW

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## 34 Cranbrook Road Redland, Bristol, BS6 7BW

Located in Redland is this attractive four bedroom semi-detached home with a bath stone facade, spacious rooms, period features and modern finishes.

The property is well presented throughout and features an impressive kitchen and dining space with timber and glazed extension, off street parking, scope to extend further and crucially falls within the catchment area for Redland Green Secondary School.

The entrance porch, with an original tiled floor and glazed door leads into the hallway. At the front of the property is a light and airy living room that features a large bay window, detailed architrave and a classic ceiling rose.

At the rear of the house is a spacious family room, with an original fireplace complete with a log burner, creating a cosy atmosphere. This opens onto the split-level kitchen with white cabinetry, wooden worktops, open shelving, and a tiled backsplash bringing added character to the space. The kitchen then leads to the timber frame extension with floor to ceiling glazed sections allowing natural light to flood into the back of the property. Doors from the extension provide access to the rear garden. The garden comprises a large patio area, raised beds and lawn.

A utility area under the main staircase also provides access to a cellar that provides priceless storage space.

On the first floor are three double bedrooms. The large master bedroom benefits from a bay window as well as a modern en-suite bathroom. Bedrooms two and three both feature an original fireplace and architraves, with bedroom three also featuring a fitted





wardrobe. Also this floor is a good sized family bathroom.

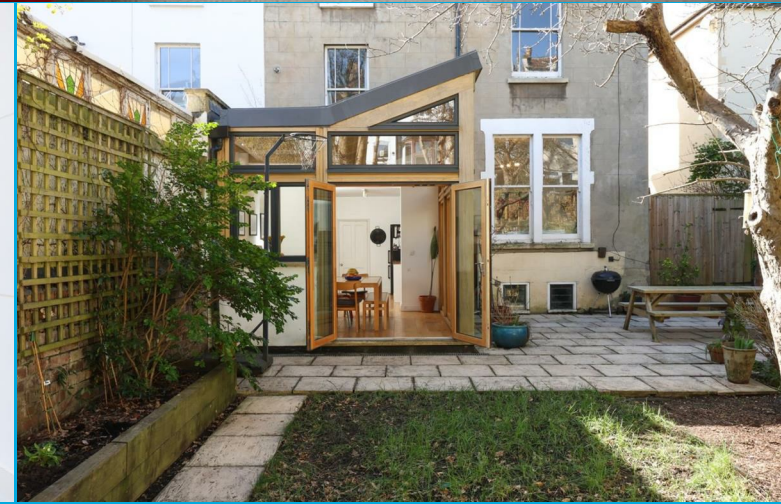
The second floor offers a further fourth bedroom, with ample room for a double bed, wardrobe and desk.

34 Cranbrook Road is a beautiful family home that offers easy walking access to all of the key central locations in Bristol including Whiteladies Road, Gloucester Road, the city centre and the Harbourside.

The home is in a brilliant location, just a stones throw from Gloucester Road, a prime spot for independent cafes, restaurants and shops. Excellent local schools such as Montpelier High school and Redland Green School are nearby, while Redland train station is within walking distance offering convenient links to the city centre.







# 34 Cranbrook Road, Redland, Bristol, BS6 7BW

House Area = 165.20 sq m / 1778.19 sq ft  
(Excluding Cellar)

Cellar Area = 21.37 sq m / 230.02 sq ft  
Total Area = 186.57 sq m / 1801.21 sq ft

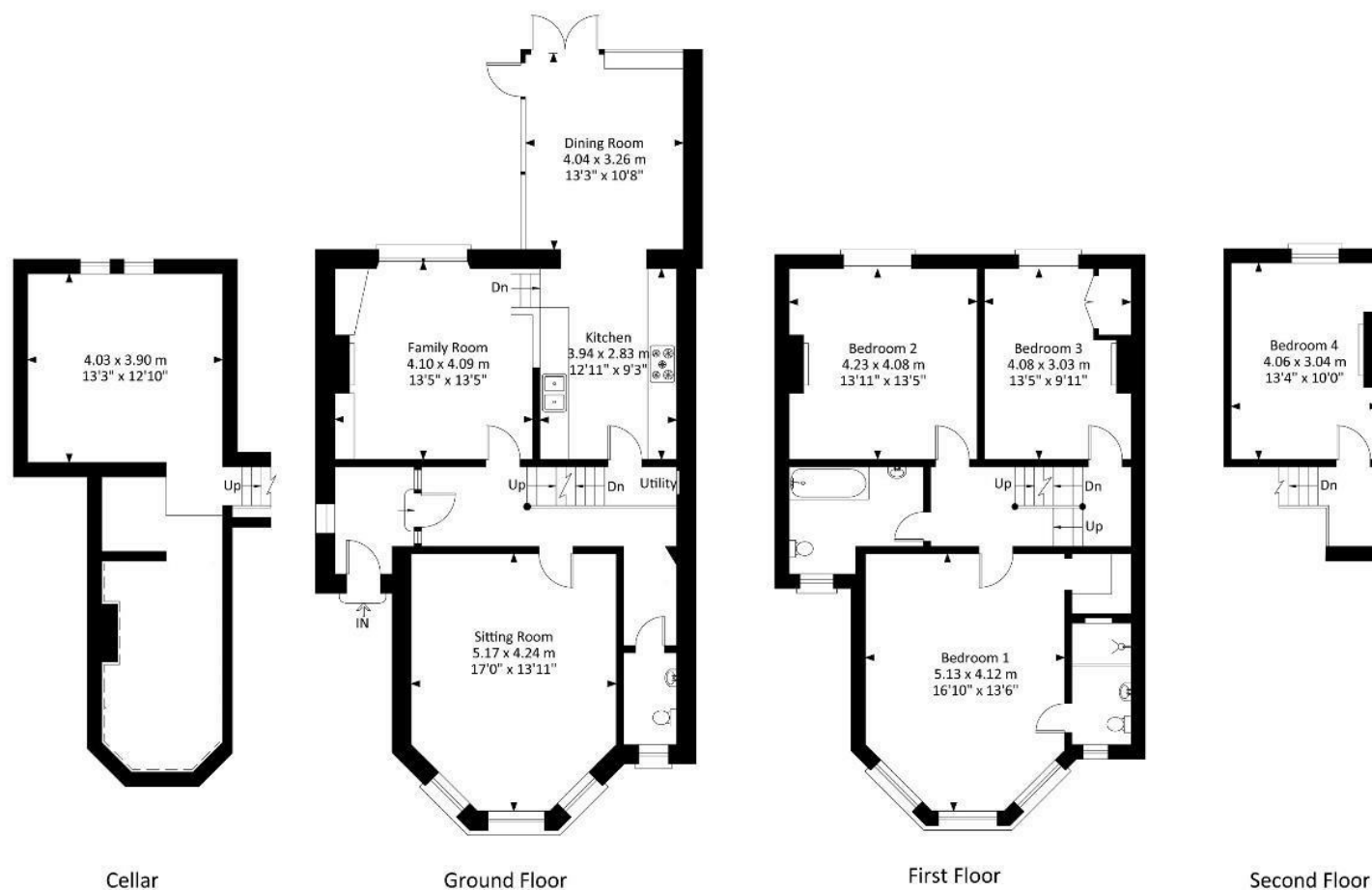


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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>		82
(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		





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