



£535,000

22 Selborne Road, Ashley Down, Bristol, BS7 9PH

2 The Promenade, Bristol, BS7 8AL

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## 22 Selborne Road Ashley Down, Bristol, BS7 9PH

A beautifully presented Edwardian home, spanning over three levels on a sought after road within the heart of Ashley Down. The property briefly comprises of open plan reception rooms, kitchen, three double bedrooms, a family bathroom and a mature rear garden.

The two reception rooms on the ground floor have been combined to create a larger open-plan light and bright living space. The sitting room to the front features decorative cornice, a bay with double glazed windows, a period-style cast iron fireplace, and wood floors that spans into the dining area. The dining area retains a similar period-style fireplace, bespoke shelving and french doors that seamlessly connects to the impressive rear garden.

At the rear, the kitchen extends 5.5m in length and has been fitted with a range of modern base units with an integrated gas hob, electric oven and a tiled flooring. The kitchen further benefits from dual aspect light, with a double glazed rear window overlooking the garden and a side door leading to the side garden.

To the first floor, there are two double bedrooms and an updated family bathroom. The lead bedroom is to the front, spanning the full width of the property, benefitting twin double glazed windows with plantation shutters overlooking Selborne Road. The bedroom further benefits decorative tiled hearth and built in wardrobes. Adjacent is a double bedroom, with a double glazed window overlooking the side garden. To the rear, the stylish and updated bathroom, benefitting a bath with shower over, white metro tiles, wash hand vanity unit, W/C, heated towel rail and a built in cupboard housing the combination boiler.

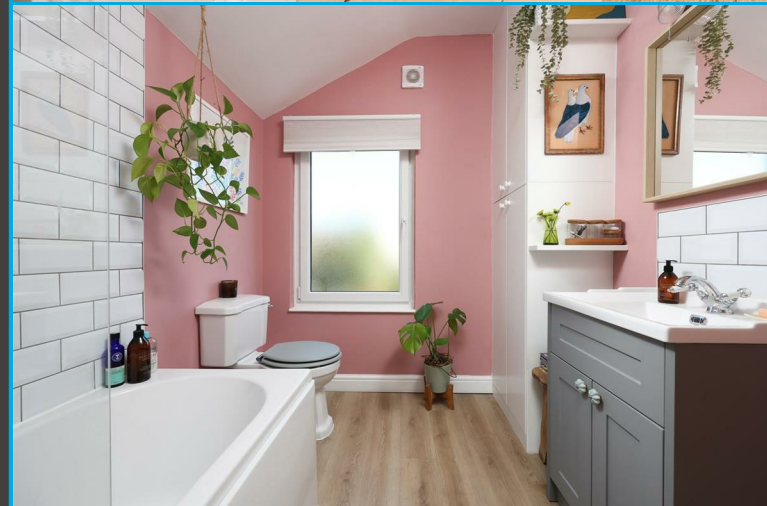
Rising to the converted loft, is another double



bedroom which occupies the entire top floor. The bedroom benefits plenty of eaves storage and two skylight windows which allow an abundance of light into the room.

Externally to the front, the property bears a classic red brick Edwardian facade, with a low-maintenance front garden. To the rear, the established garden is circa 60ft in length; accessed via the dining room and kitchen, stepping into the garden a patio area leads onto an extensive lawn with mature trees and shrubs to one border and a wooden storage shed at the bottom.

22 Selborne Road has been lovingly restored by the current occupier, providing spacious accommodation over three levels and offering many practical features. The house is ideally located for Ashley Down and Brunel Fields schools, Gloucester Road and Horfield leisure centre.




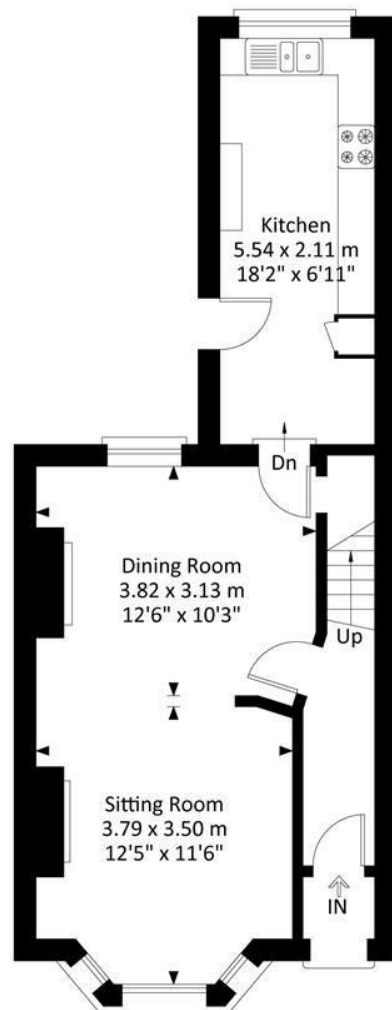


# 22 Selborne Road, Horfield, Bristol, BS7 9PH

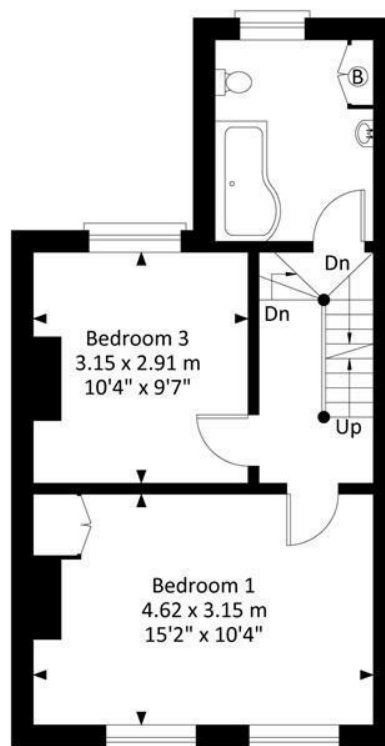
Approximate Gross Internal Area = 101.15 sq m / 1088.77 sq ft  
(Excluding Eaves Storage)



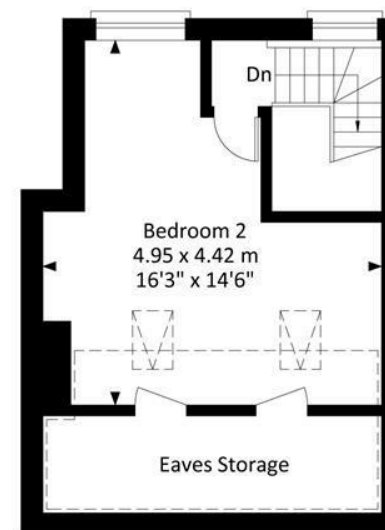
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

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



**elephant** 

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