



elephant 

£635,000

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8 Station Road Ashley Down, Bristol, BS7 9LB

A stylish and contemporary period home located on a quiet residential road within the heart of Ashley Down.

This beautifully presented and spacious property offers in excess of 1550 sq ft of living space spread across three floors. Key features include three bedrooms, an open plan kitchen/diner, two reception rooms, a separate utility room and a landscaped south facing garden with rear access.

Ground floor accommodation is comprised of main entrance with original stained glass top-light leading into a light and bright hallway complete with stripped wooden floor. At the front of the property is the lead reception room showcasing an array of period features including a double glazed bay window with plantation style shutters, cornice, a stripped wooden floor and a cast-iron fireplace with period surround. At the rear of the floor is another well-proportioned reception room which benefits from a pleasant view over the rear garden via a set of french doors complete with its own Juliet balcony.

A staircase leads down to the lower ground floor to a large open plan kitchen/diner with a separate utility room and W/C. The spacious kitchen has been fitted with a range of contemporary shaker style wall and base units with brushed chrome fittings, contrasting solid wood work surfaces and white metro style tiled splash-backs. Fitted alcove storage units, recessed spot-lights and a laminate oak floor compliment the overall look. A set of patio doors provide direct access out on to the rear garden. A separate utility room and W/C are situated at the front of the lower ground floor with a further storage area providing plenty of useful extra storage.

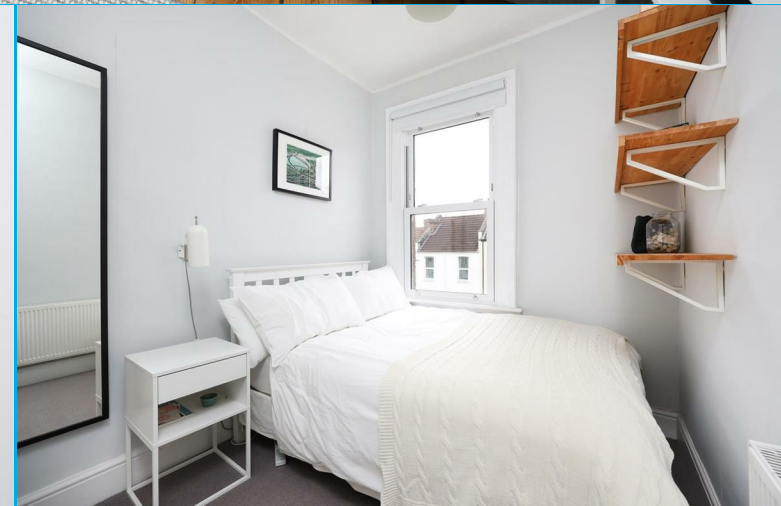
On the first floor are three bedrooms and a family bathroom. Bedroom one is located at the front and



features an original fireplace with checkerboard tiled hearth, a stripped wooden floor and a double glazed bay window that overlooks neighbouring houses on Station Road. Bedroom two is also a double and has an original wardrobe, fireplace and overlooks the rear aspect of the property. Next door, bedroom three shares the same sunny aspect and is currently being used as a guest bedroom. Finally, completing the accommodation is a stylish and smartly finished family bathroom with complete monochrome colour scheme, a modern white suite, walk-in shower, matt-black heated towel rail and a tiled floor.

Externally, the front of the property possesses the classic Victorian facade, whilst the private rear garden has a south easterly facing aspect and consists of a large paved patio/terrace with an array of mature plants, trees and shrubs lining the perimeter. The property further benefits from useful rear access via a secure lane at the back of the property.

8 Station Road is a lovely example of this type of Victorian terrace and possesses many practical features for modern family living. The property also falls within the catchment area to three highly regarded schools: Brunel Field, Sefton Park and Fairfield High, along with a range of local shops on Ashley Down Road and is only a short walk from the bars and restaurants of Gloucester road.






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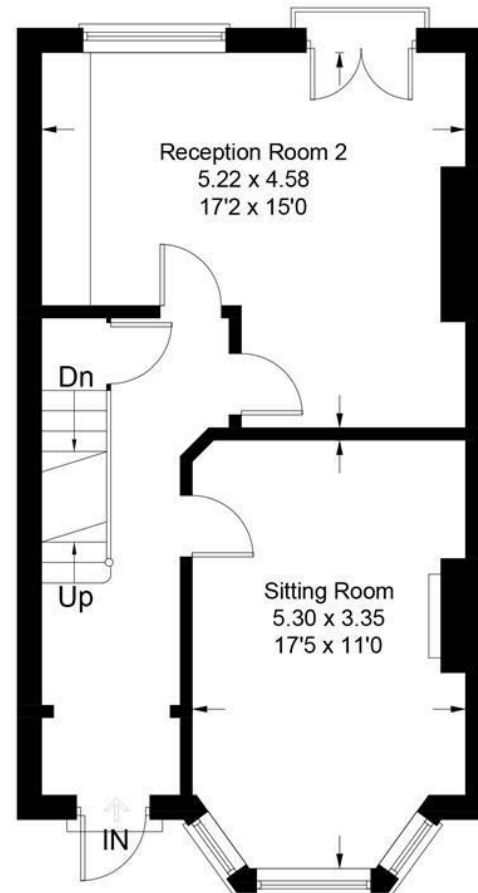
Approximate Gross Internal Area = 145.8 sq m / 1569 sq ft



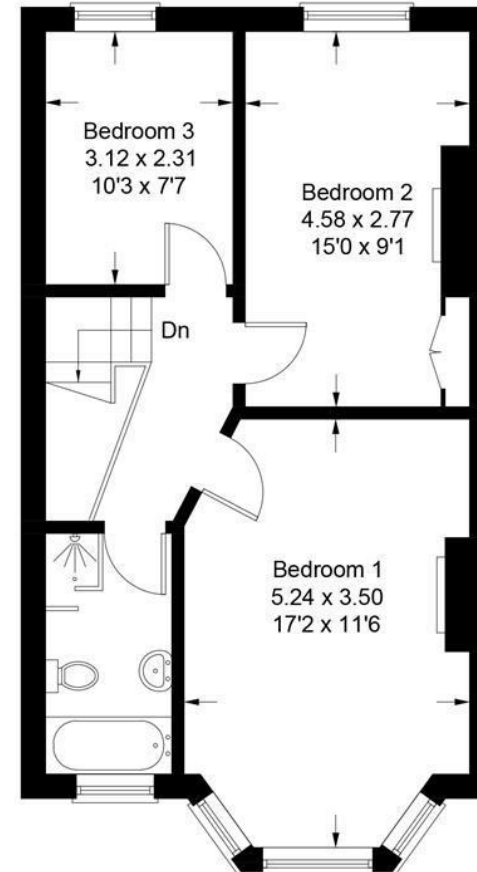
 = Reduced headroom below 1.5m / 5'0



Lower Ground Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID988129)

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