

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 modern 'S'.

£475,000

81 Keys Avenue, Horfield, Bristol, BS7 0HQ

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81 Keys Avenue Horfield, Bristol, BS7 0HQ

Offered for sale with no onward chain, a spacious and well presented 1930's end of terrace family home, benefitting with two off-street parking, situated in a sought after location within the heart of Horfield. The light and bright accommodation has plenty to offer including three bedrooms, two separate receptions, open plan kitchen/diner, a mature west facing garden and a garage.

Ground floor accommodation comprises main entrance and hallway, providing access to all ground floor accommodation and stairs that rise to the first floor. The front reception features double glazed box bay window, shelving within the alcoves and an open fireplace. Adjacent and sitting centrally, the second reception room currently used as a sitting room features an open fireplace and shelving within the alcoves, sliding doors that lead out to the side garden. To the rear is the impressive, light and bright kitchen/diner, benefitting three skylight windows and twin french doors that seamlessly connect to the mature rear garden. The kitchen is fitted with a range of wall and base units and quartz worktops, benefitting from integral appliances. The room is complete with access to a downstairs W/C. Just located off of the hallway is a utility room, benefitting with space for a washing machine and tumble dryer and providing access to the garage.

Accommodation on the first floor comprises three bedrooms and a family bathroom. At the front of the property is a principal bedroom benefitting from a double glazed box bay window, providing a pleasant rooftop outlook across Horfield. Bedroom three shares the same aspect and is currently occupied as a study. The second double bedroom is to the rear, overlooking the rear garden, benefitting from a built in wardrobe. Finally, a family bathroom is neatly arranged and features a bath with shower over, wash



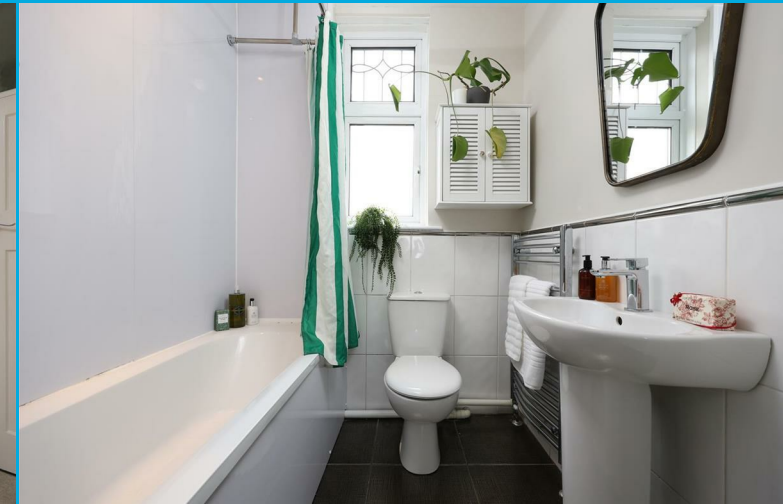
hand basin, W/C and a heated towel rail.

Externally, the front of the property bares the classic 1930's facade and benefits from an off-street parking for two cars and access to the garage via hinged doors. At the rear of the property, the garden benefits a west facing garden, separated into two sections. Beyond the french doors, there is a paved seating area, steps lead to a lawn enclosed by mature flower beds and shrubs. The garden further benefits side access.

81 Keys Avenue is a very well presented home that showcases the true potential of this style of property. The house feels light, airy and spacious with plenty of further scope to extend. There is a real sense of community on the road with a mixture of new younger families and older generations that have lived in the area for a long time. The convenient location provides easy access to the open green space of Horfield Common, leisure centre with swimming pool and a range of shops and cafes on Gloucester Road.

Vendor's Comments:

"We have loved living at 81 Keys Avenue and were very sad to leave. The house is full of light all year round and there is lots of space to entertain in the kitchen. We spent many happy days in the garden which never felt overlooked and always seems to have a sunny spot. The rear lane is like an extension to the garden, our children would often play out there with the other children in the neighbourhood. We hope the next owners will enjoy living there as much as we have."



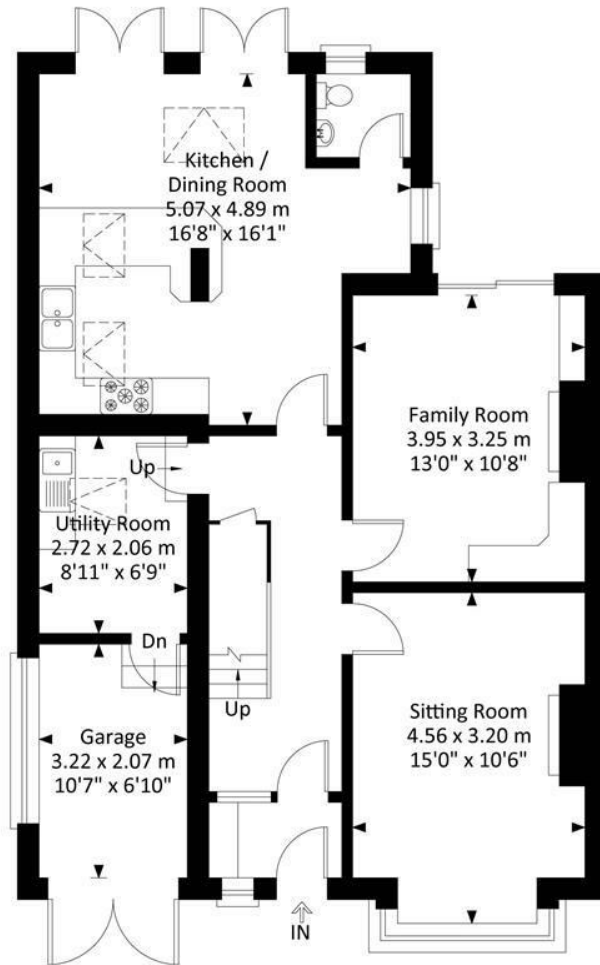


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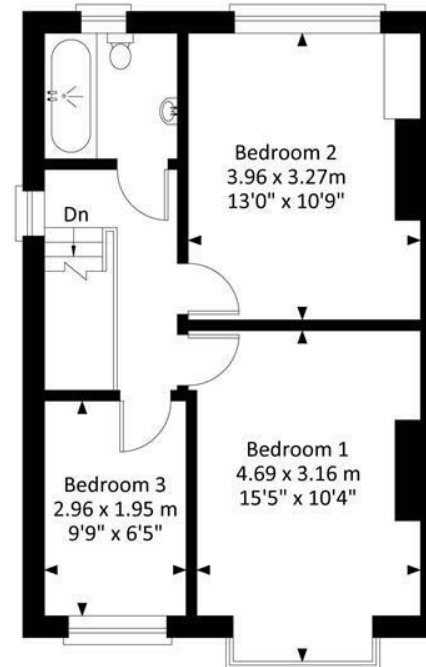
Approximate Gross Internal Area = 112.13 sq m / 1206.95 sq ft
(Excluding Garage)

Garage Area = 6.57 sq m / 70.71 sq ft

Total Area = 118.70 sq m / 1277.66 sq ft



Ground Floor



First Floor

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



elephant 

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