



22 Birchwood Road, Bristol, BS4 4QH

£490,000

This fantastic and substantial Victorian style semi detached home offers spacious accommodation and a stunning mature rear garden with an open westerly aspect, making a truly perfect family home. The central entrance hallway gives a welcoming sense of space with plenty of storage and a turned staircase to the first floor. The large sitting room occupies the front of the property, whilst the rear is more 'open plan' in style with a modern fitted kitchen/dining room leading through to a spacious family room which overlooks and open out to the fabulous rear garden. There's also a separate utility and shower room, completing the extensive ground floor accommodation.

Upstairs are two double bedrooms and two good sized single bedrooms, the rooms to the rear of the building have fabulous views across St Annes Wood and the City beyond. With a beautiful and mature lawned garden to the rear and off street parking to the front, this is a lovely home in superb condition, with so much accommodation and is well worthy of an internal viewing.

Entrance Hallway

Sitting Room

18'10 x 16'2 (5.74m x 4.93m)



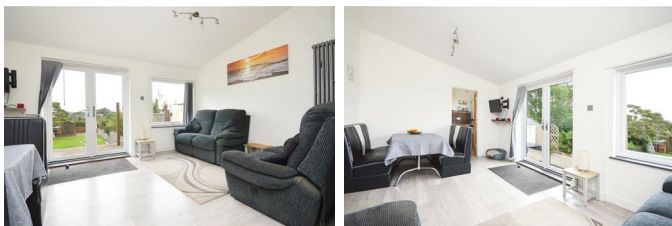
Kitchen/Dining Room

19'6 x 13' (5.94m x 3.96m)



Family Room

16'1 x 10'9 (4.90m x 3.28m)



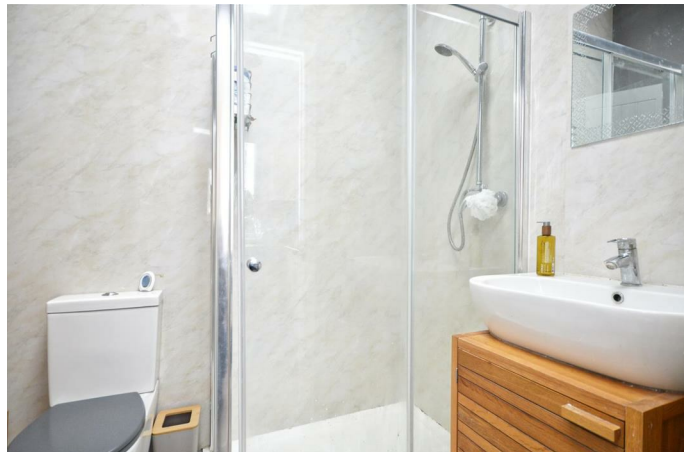
Utility

6'7 x 5'9 (2.01m x 1.75m)



Shower Room

6'7 x 4'8 (2.01m x 1.42m)



Landing

13' x 6' (3.96m x 1.83m)

Master Bedroom

12'11 x 11'7 (3.94m x 3.53m)



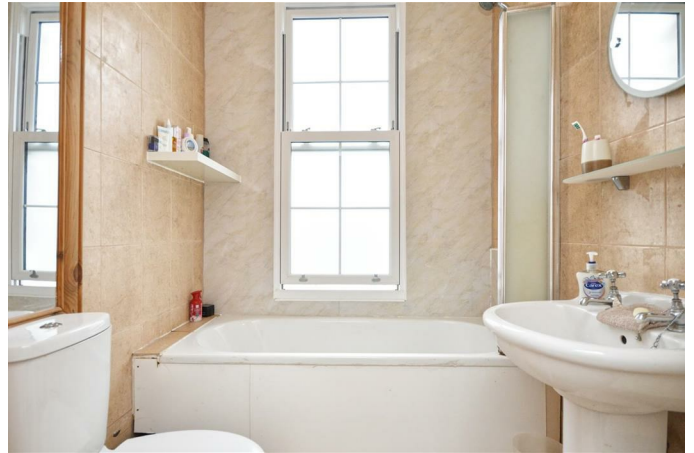
Bedroom Two

13' x 11'6 (3.96m x 3.51m)



Bathroom

6' x 5'10 (1.83m x 1.78m)



Bedroom Three

13' x 6'11 (3.96m x 2.11m)



Gardens



Rear Elevation



Bedroom Four

12'11 x 6'11 (3.94m x 2.11m)

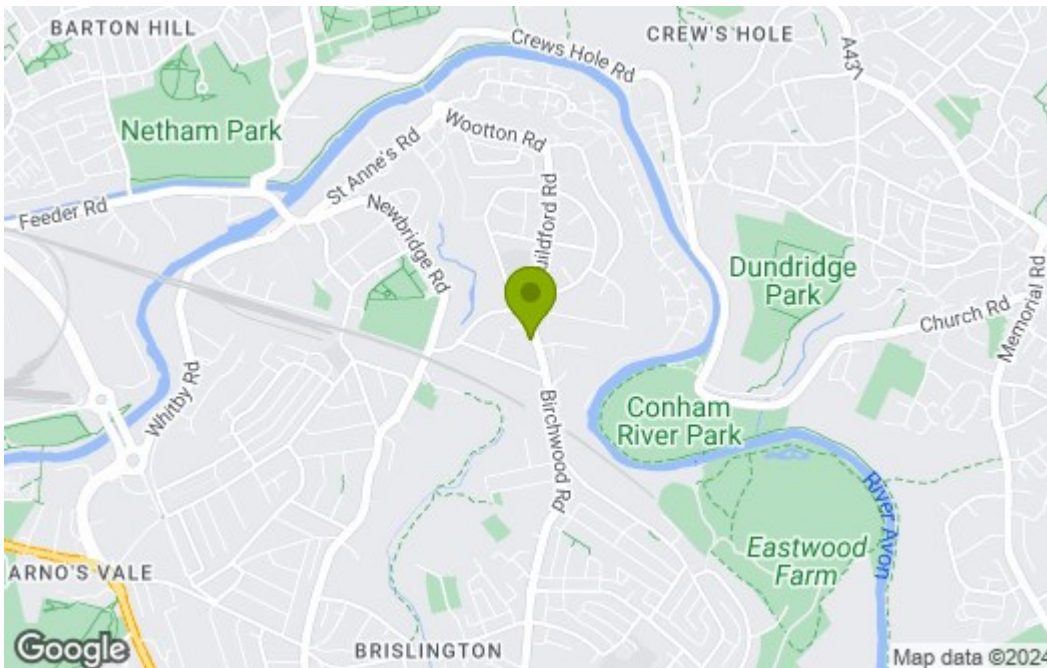


Floor Plan

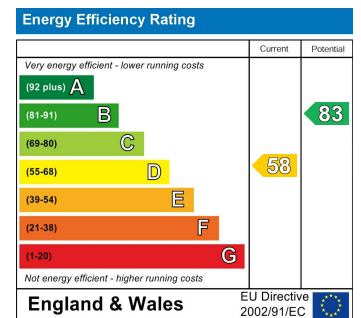


Total area: approx. 144.9 sq. metres (1560.1 sq. feet)
22 Birchwood rd, Bristol

Area Map



Energy Efficiency Graph



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