



MAGGS  
& ALLEN

35 PITCH & PAY PARK

SNEYD PARK, BRISTOL, BS9 1NL

£575,000



A beautifully presented, three-bedroom modern townhouse, designed for comfortable and practical living. Features include a south-west facing rear garden, conservatory, a garage with internal access, and numerous visitor parking spaces, all within a sought-after location.

## Summary

This distinctive 1960s 'Span' development, discreetly situated in the prestigious Sneyd Park conservation area, presents a unique lifestyle. Residents actively preserve the development's original vision, enjoying professionally landscaped gardens and ample communal green spaces.

The property boasts an open-plan dual aspect living space offering views of the gardens front and rear via floor-to-ceiling windows, and inviting in plentiful natural light. The neutral décor accentuates this, providing a light and bright family space. At the rear of the property, a south-westerly facing conservatory has been added - benefitting from the sun through much of the afternoon and evening. The garden is a low-maintenance space that offers an array of mature flowers, shrubs and trees and is a superbly peaceful spot. Completing the ground floor is a kitchen fitted with a range of matching base and wall-mounted units, and WC to front.

Ascending to the first floor, you will find two spacious double bedrooms - a feature of which are the lofted ceilings that help create a real feeling of space. Large double glazed windows provide superb outlooks to the surrounding gardens. A third bedroom is a single, ideal as a study or child's rooms, and there is a three-piece bathroom on this level also with matching suite.

Additional conveniences include double glazing, ample storage, and gas central heating. Positioned in a leafy suburb with excellent bus links and proximity to the Downs, this home is offered with no onward chain.

## Location

Pitch and Pay Park is a small well-appointed development with its own self-contained communal park area. A very special place to live. There is an abundance of well maintained communal green spaces. Nestled within a private and tranquil cul-de-sac of family homes in the most prestigious part of Bristol this spacious and well-proportioned house is a rare find. With the Bristol Downs on your doorstep offering open green space for walks and sunny summer picnics, this wonderful location gives one the feeling more towards country than city living.

## Schools

Stoke Bishop Church of England Primary School - Distance: 0.67 miles

Elmlea Junior School - Distance: 0.78 miles

Badminton School - Distance: 0.93 miles

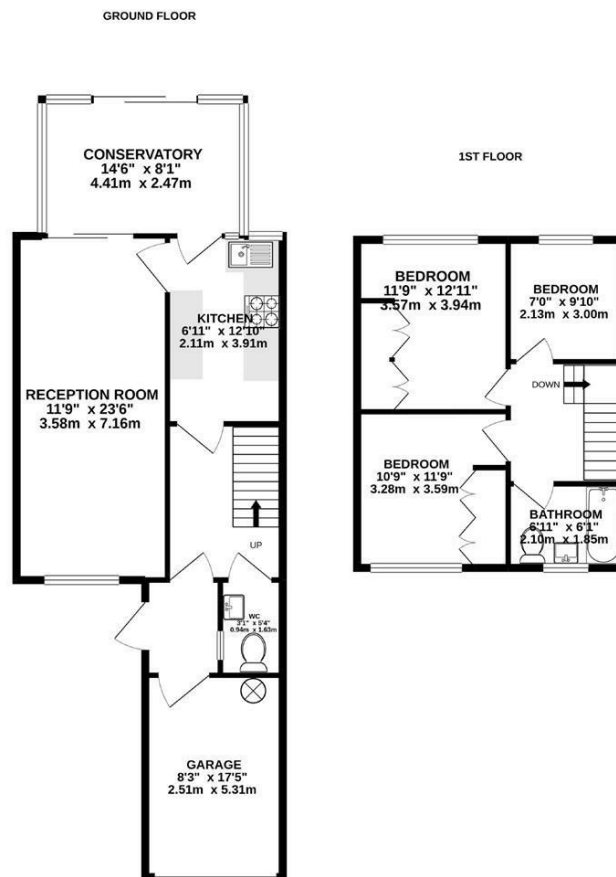
Clifton College - Distance: 1.03 miles

## Service Charge

The vendors have informed us that they pay £200 quarterly to a management company to maintain the communal areas.

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Mid-century three-bedroom, two reception room property
- Private rear garden
- Close To Durdham Downs
- A desirable, tucked away location
- Open-plan living space
- Part of a much sought-after development with stunning communal grounds
- Secure garage

**Guide Price:** £575,000

**Tenure:** Freehold

**Council Tax Band:** E

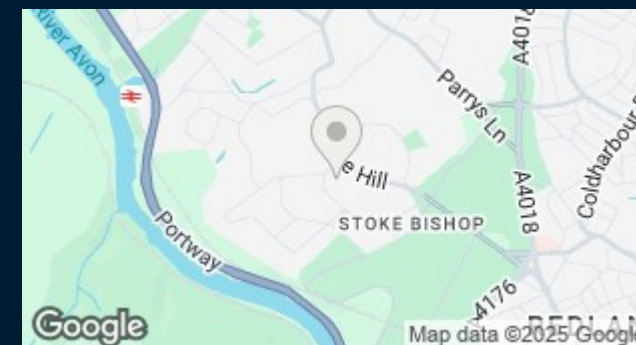
**EPC Rating:** D

**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.







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