



MAGGS
& ALLEN

1 BRYNLAND AVENUE
BISHOPSTON, BRISTOL, BS7 9DR
£799,950

Arranged over three floors (plus basement for storage), comes this substantial (1705 sq. ft.) extended double-fronted Victorian four-bedroom family home, with charming rear garden and off-street parking for two cars.

Property Description

The ground floor features two generously sized reception rooms: a bay-fronted lounge and a separate sitting room, both benefitting from abundant natural light and accessible directly from the hallway.

The open-plan kitchen/diner, enhanced by a substantial extension, is a standout feature. Skylights invite in plentiful natural light, while patio doors provide seamless access to the garden. A staircase from the kitchen leads down to a very practical basement level, perfect for additional storage. Completing the ground floor is a modern three-piece shower room, which includes a walk-in shower enclosure.

On the first floor, the main family bathroom is fitted with a stylish four-piece suite, including a bath and a separate walk-in shower enclosure. This level also offers two comfortable double bedrooms, including the master, which benefits from built-in storage.

The third floor presents two further well-sized bedrooms, one of which features built-in storage and offers views across the locality.

Externally, the property boasts a superb private garden, a true highlight. The outdoor space is thoughtfully divided into a courtyard directly accessible from the kitchen and a raised lawn area that enjoys a sunny aspect for much of the day. Mature trees and shrubs enhance the garden's charm and privacy. To the front of the property, there is off-street parking for two cars—an enviable rarity in the area.

Local Schools

Bishop Road Primary School approx. 0.2 miles

Brunel Field Primary School approx. 0.2 miles

Sefton Park Infant School approx. 0.4 miles

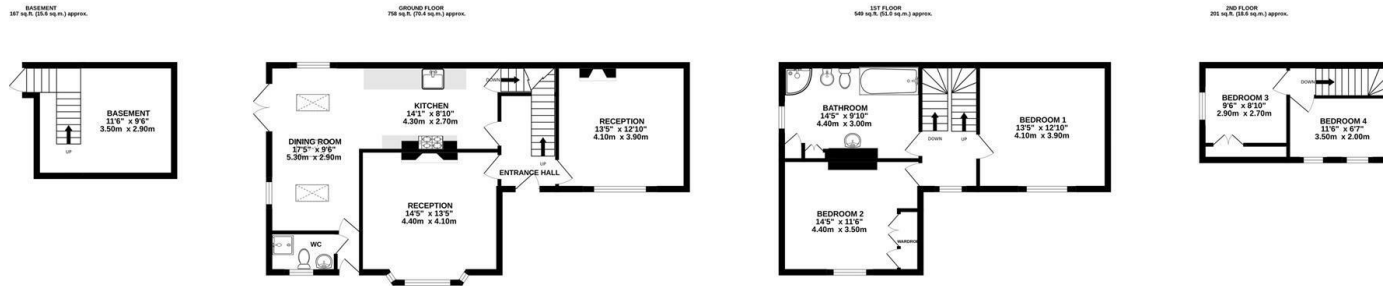
Redland Green School approx. 0.8 miles

Location

Brynlund Avenue is situated within easy reach of the ever-popular and vibrant Gloucester Road with its independent shops, restaurants, bars and other local amenities. There are good state and independent primary and secondary schools nearby, as well as the open green space of St Andrews Park. There are frequent bus services to the City Centre and easy access to the M4/M5 motorway networks and direct access by public transport to both Bristol Temple Meads and Bristol Parkway railway stations.



- Four-bedroom semi-detached residence
- Off-street parking for two cars
- Three reception rooms
- Charming, mature private rear garden
- Open-plan kitchen/breakfast room
- Two bathrooms
- Arranged over three levels
- Period features retained
- Highly sought-after location off Gloucester Road



TOTAL FLOOR AREA : 1722sq.ft. (160.0 sq.m.) approx.

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 mis-statement. 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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Guide Price: £799,950

Tenure: Freehold

Council Tax Band: E

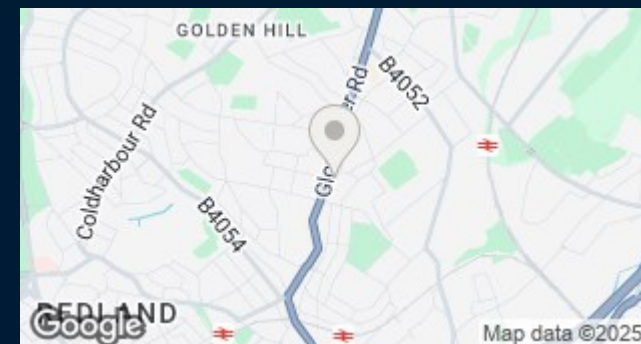
EPC Rating: E

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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