



854 FILTON AVENUE, BRISTOL, BS34 7AS



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BRISTOL BS34 7AS

- End Of Terrace 3 Bedroom House
- Enclosed Gardens To Front And Rear
- Close To M4/M5 Motorways & Parkway Railway Station
- Wealth Of Local Schools
- Two Reception Rooms
- Off Street Parking And Large Garage
- Southmead Hospital, Rolls Royce, M.O.D And Airbus In Close Proximity
- NO ONWARD CHAIN

LOCATION

Close to local shops and within easy reach of nearby retail parks offering a wider selection of shops, supermarkets, restaurants and leisure facilities. Excellent transport connections include access to the M4 and M5 motorway networks, whilst Parkway Railway Station provides a direct rail service towards London. There are also regular bus services connecting the area with Bristol city centre and Cribbs Causeway, home to The Mall and a wide variety of shopping and leisure facilities.

SUMMARY

The property offers well-proportioned accommodation arranged over two floors. To the ground floor, there is an entrance hall leading to a generous lounge currently being used as the fourth bedroom, separate dining room that opens directly into a fitted kitchen currently being used as the living area for the house, with access to the rear garden. To the first floor, there are three bedrooms, and two shower rooms, together with useful built-in storage and loft access.

Externally, the property benefits from an enclosed front garden, whilst the low maintenance rear garden provides paved and chipping areas with a central path, together with a carport and large garage.

Viewing is recommended.

ACCOMMODATION

Please see the floorplan for room measurements and the property layout.

GROUND FLOOR

The entrance hall provides access to the principal ground-floor accommodation and has stairs rising to the first floor.

The lounge as mentioned before currently being used as the fourth bedroom is a well-proportioned room with a double-glazed window overlooking the front garden.

The separate living / dining room is positioned towards the rear of the property and benefits from a double-glazed window and opens directly into the kitchen.

The kitchen is fitted with a range of wall and base units incorporating rolled-edge worksurfaces and tiled splashbacks, together with a stainless-steel sink and drainer. There is space for a washing machine, dishwasher and cooker, along with a double-glazed window and door providing access to the rear garden.

FIRST FLOOR

The first-floor landing provides access to three bedrooms and two shower rooms, which could easily be converted back to a family bathroom if required, together with loft access and a useful built-in storage cupboard.

There are three well-proportioned bedrooms, with the principal bedroom overlooking the front of the property, whilst the second bedroom benefits from a rear aspect and useful storage cupboard housing the hot water tank. The third bedroom is also positioned to the front.

OUTSIDE

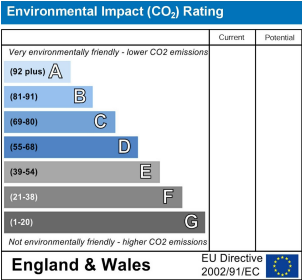
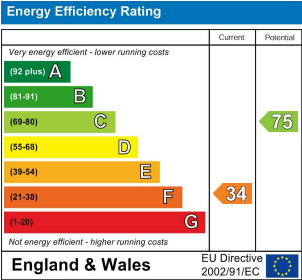
The front garden is enclosed by a boundary wall and is principally laid to lawn, with a pathway leading to the front entrance.

The rear garden is enclosed and provides a combination of lawn and paved areas, together with a carport and large detached garage, which benefits from light and power.

GARAGE



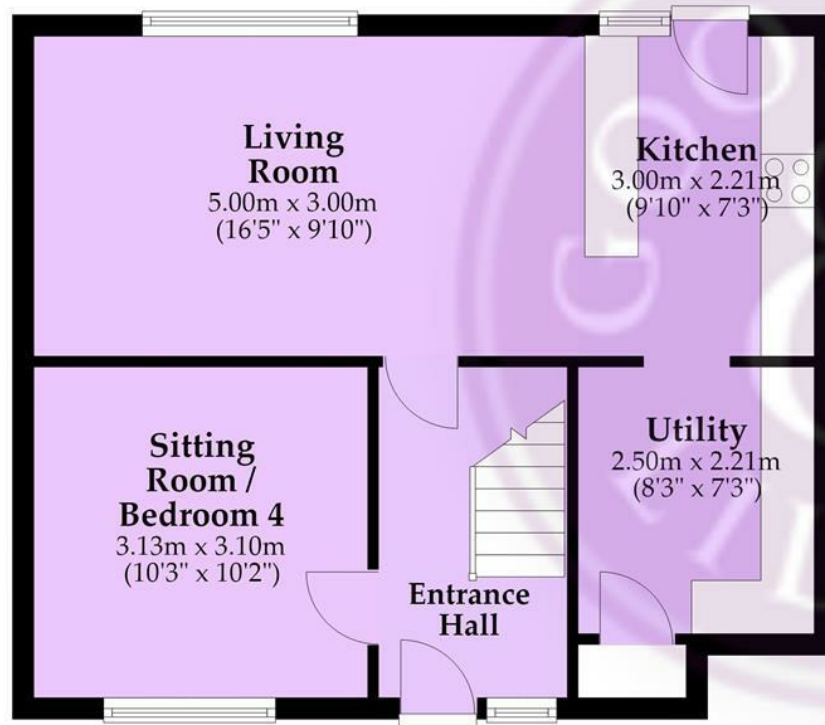






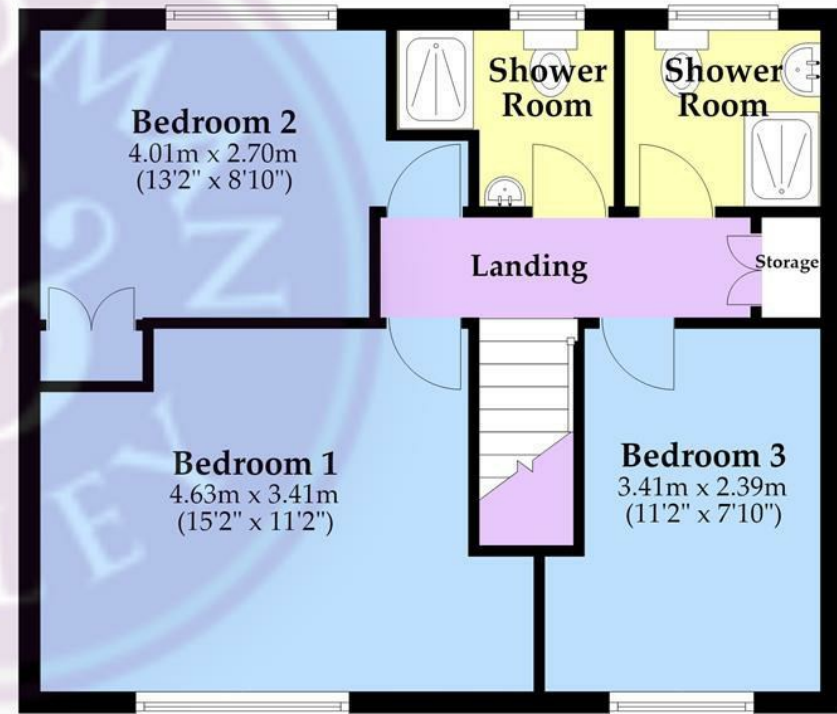
Ground Floor

Approx. 44.6 sq. metres (480.5 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.3 sq. feet)



Total area: approx. 90.0 sq. metres (968.8 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.



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