



THE COMMON
FRENCHAY, BRISTOL, BS16 1LZ
£625,000





Ground Floor

Porch

Hall

Dining Room

11'10 x 11'7

Study/Bedroom Four

11'9 x 11'5

Lower Ground Floor

Inner Hall

Lounge

19'5 max x 16'6 max

Kitchen/Breakfast Room

18'10 max x 8'11 max

Utility Room

8'8 x 6'4

First Floor

Bedroom One

12'1 max x 11'7

Bedroom Two

11'9 x 11'5

Bedroom Three

12'6 x 8'7

Bathroom

10'5 x 9'4

External

Front Garden

Rear Garden

Drive

Garage



NO ONWARD CHAIN

This exceptional, extended three-bedroom semi-detached residence presents a unique opportunity, boasting a prime position overlooking the verdant Frenchay Common. Boasting character and charm aplenty, a welcoming porch leads to a central hallway providing access to a study on the left and a dual-aspect dining room to the right. Both rooms enjoy picturesque views of the Common and the latter features an impressive exposed stone fireplace, creating a focal point of character.

A staircase leads to a lower ground floor level, comprising an inner hall that serves a generously proportioned lounge. This room benefits from patio doors that open onto the rear garden.

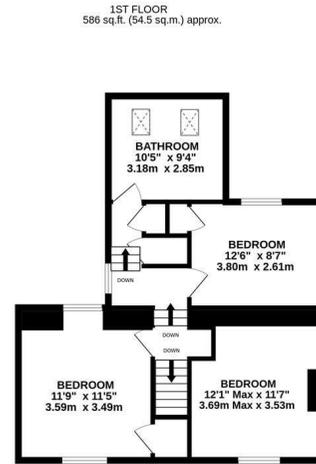
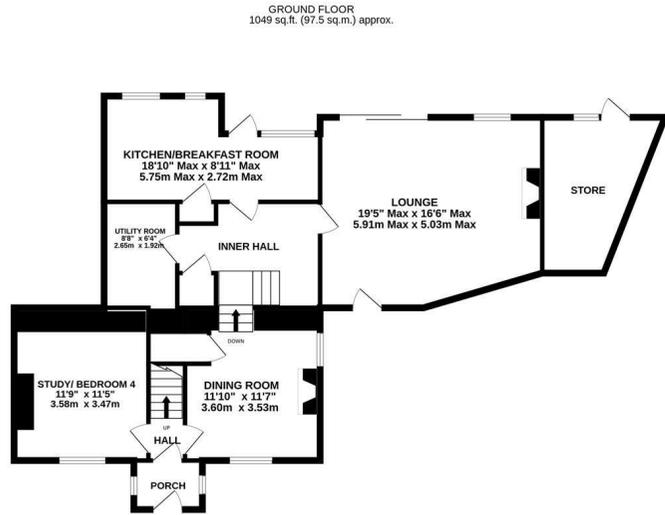
Adjacent is a traditionally styled kitchen/breakfast room, bathed in natural light, featuring a comprehensive range of wooden wall and base units. Integrated appliances include a double oven, hob, and extractor, with provision for a fridge/freezer and slimline dishwasher. A practical utility room completes this level, incorporating a WC, storage and plumbing for a washing machine and tumble dryer.

The first floor accommodates three well-proportioned double bedrooms and a spacious family bathroom. The bathroom is appointed with a white five-piece suite, including a separate shower enclosure. Two Velux-style windows, set within the pitched ceiling, contribute to a bright and airy ambiance.

Externally, the rear garden features a paved patio, offering captivating views across the wooded Frome Valley. Steps descend to a secluded, private space, a tranquil retreat enveloped by an abundance of mature planting. To the front, a driveway and detached garage provide convenient off-street parking.



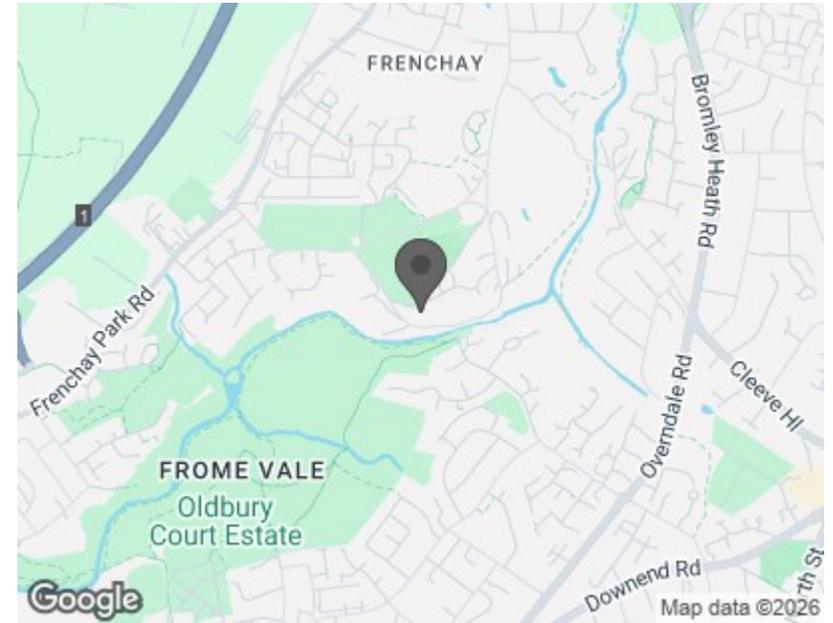
FLOOR PLAN



TOTAL FLOOR AREA : 1636 sq.ft. (152.0 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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AREA MAP



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | | |
| (39-54) E | 54 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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