

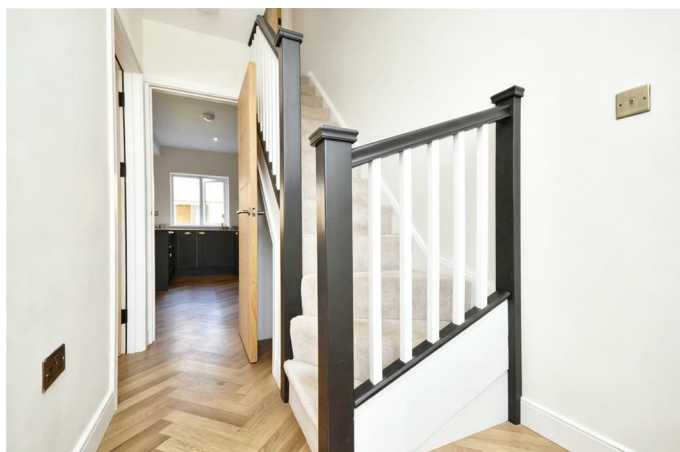


4 Sandown Road, Bristol, BS4 3PN

£465,000

This beautifully renovated period home sits on the ever-popular Sandown Road in Brislington, a quiet and friendly residential street perfectly placed for enjoying all that this welcoming community has to offer. Sandy Park Road is just a short walk away, with much-loved independent businesses including The Deli, Kin and Sandy Park Greengrocers. Brislington has a wonderful community feel, celebrated each year through the Brislington Arts Trail, while Amos Vale and Nightingale Valley provide beautiful green spaces nearby. Regular bus services and easy access into Bristol make the location equally appealing for families and commuters. The current owners have painstakingly transformed this period home, creating a comfortable and contemporary space for modern living. The welcoming living room sits to the front, while to the rear is a stylish open-plan kitchen and dining space, finished to a high standard and ideal for both everyday life and entertaining. On the first floor are two well-proportioned double bedrooms and a modern family bathroom. The newly created loft conversion provides a superb third double bedroom, offering excellent versatility as a main bedroom, guest room or home office. A substantial programme of improvements has been carried out throughout, including a new roof, rewiring, plumbing, boiler, central heating and underfloor heating creating a solid and comfortable home for the years ahead. Outside, the landscaped rear garden, with its useful outbuilding provides a lovely private space for relaxing and entertaining, while the front has been freshly repointed. The location is particularly well suited to families, with St Anne's Infant School and Holymead Primary School nearby, along with two well-regarded Oasis Academy secondary schools. Offered with no onward chain, this is a wonderful opportunity to enjoy a beautifully finished home in the heart of the Brislington community, with independent shops, cafés, schools and green spaces all close at hand.

Entrance Hallway



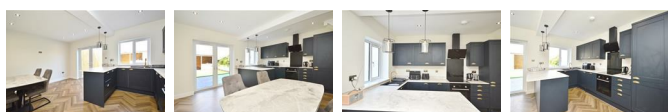
Sitting Room

14'10 max x 10'5 (4.52m max x 3.18m)



Kitchen/Dining Room

13'3 x 15'11 (4.04m x 4.85m)



Landing

17'4 x 6'8 (5.28m x 2.03m)



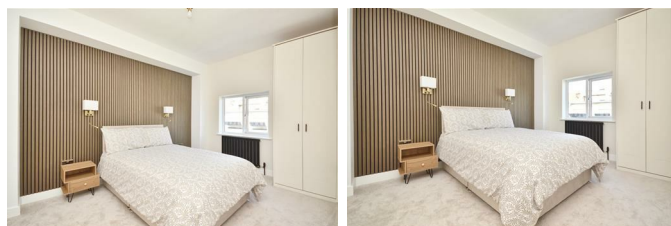
Master Bedroom

15'7 x 15'11 (4.75m x 4.85m)



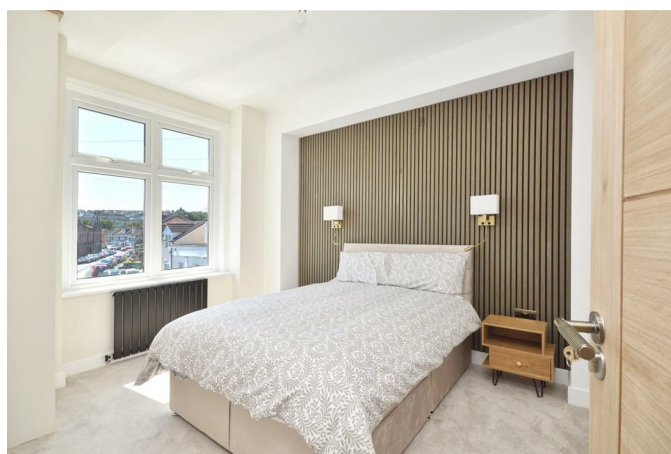
Bedroom Two

13'4 x 9'7 (4.06m x 2.92m)



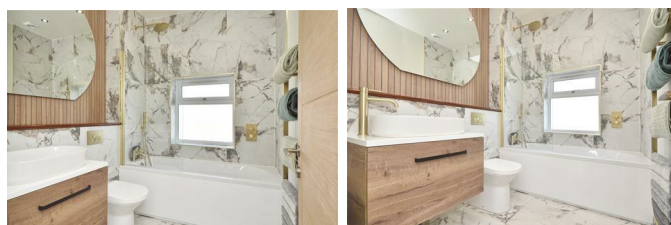
Bedroom Three

11'4 x 9'7 (3.45m x 2.92m)



Bathroom

7'8 x 6'3 (2.34m x 1.91m)



Rear Garden



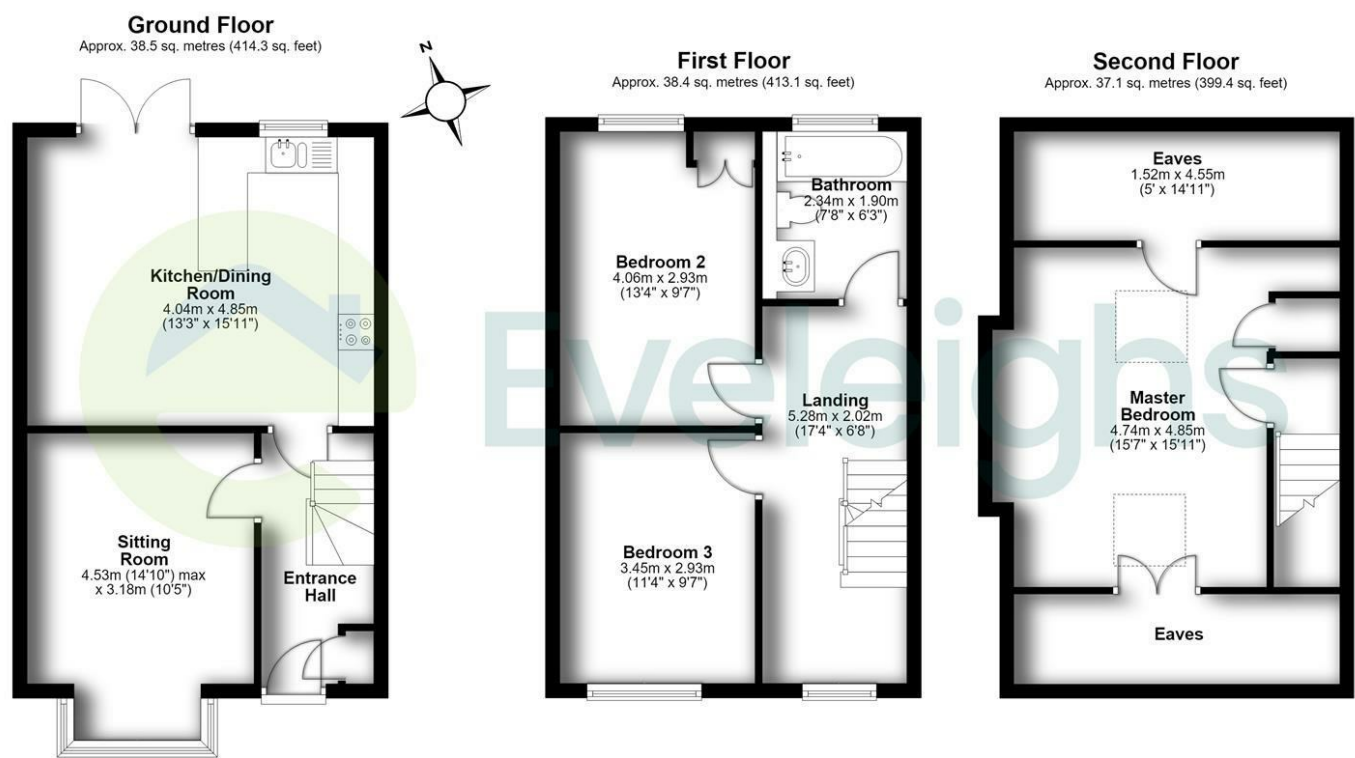
Outbuilding



Rear Elevation

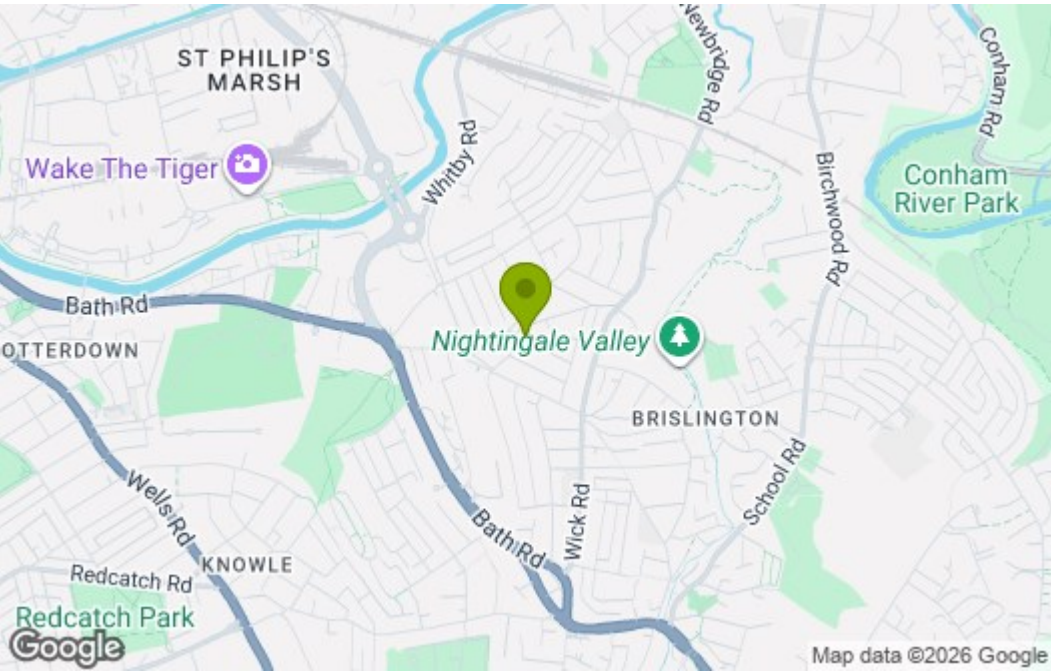


Floor Plan

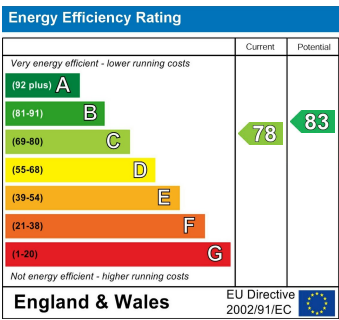


4 Sandown Rd

Area Map



Energy Efficiency Graph



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