



OAKDALE AVENUE
DOWNEND, BRISTOL, BS16 6DT

OFFERS OVER £500,000

3 1 2 D

A set of white icons on a dark background. From left to right: a bed icon with the number '3' next to it, a bathtub icon with the number '1' next to it, a sofa icon with the number '2' next to it, and a menu icon (three horizontal lines) with the letter 'D' next to it.



Ground Floor

Hall

Lounge

13'0 x 11'11

Kitchen/Dining/Family Room

25'0 max x 19'0 max

WC

3'8 x 2'6

First Floor

Landing

Bedroom

11'11 x 10'11

Bedroom

11'7 x 10'7

Bedroom

8'6 x 7'11

Bathroom

8'1 x 7'5

External

Garden

Garage

Off Road Parking



M Coleman Estate Agents are delighted to present this beautifully appointed family home where contemporary finishes blend seamlessly with classic detail. Set behind a landscaped front garden and brick-paved driveway providing parking for several vehicles, the property enjoys a highly desirable position and a welcoming sense of space from the moment you step inside. The generous entrance hallway, finished with elegant herringbone Oak flooring, offers under-stair storage and leads to a stylish cloakroom, the lounge and the heart of the home – an impressive open-plan kitchen/dining/family room.

A bay-fronted lounge is positioned to the front of the property, with fitted shutters and a feature fireplace creates a cosy retreat.

The kitchen area is fitted with contemporary Shaker style cabinetry topped with Quartz work surfaces and a matching breakfast bar, complemented by integrated Neff slide-and-hide double oven, induction hob, fridge freezer and dishwasher. The bright dining space has a utility cupboard with space for a washing machine and patio doors to the garden, this is the perfect setting for entertaining or family life, while the adjoining family area offers relaxed seating.

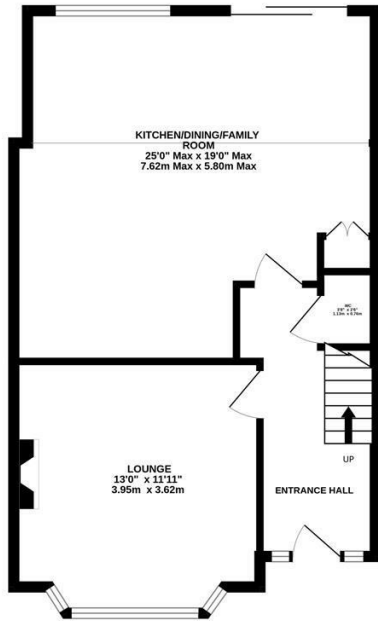
Upstairs, three well-proportioned bedrooms include a principal room with bespoke floor-to-ceiling wardrobes. The luxurious four piece bathroom features a separate corner shower, bath, stylish vanity unit and chrome heated towel rail. The rear garden is thoughtfully landscaped with an elevated Indian sandstone terrace, steps to a second patio and a neatly tended lawn with mature planting. A side gate provides access to the driveway and an oversize single garage with power, lighting, workbench and boarded loft storage.

The property is positioned in a very popular location within Downend, a short walk to all local amenities, shops, bus routes and Bromley Heath Infant and Junior School as well as easy access to the M32 and wider motorway network.

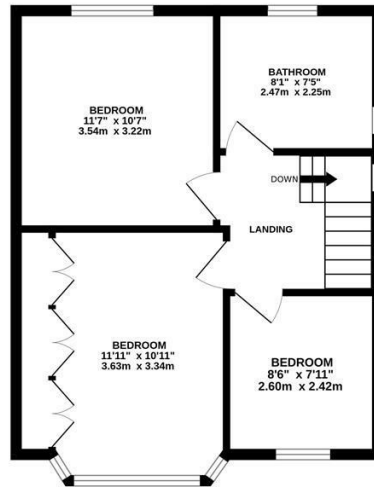


FLOOR PLAN

GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.

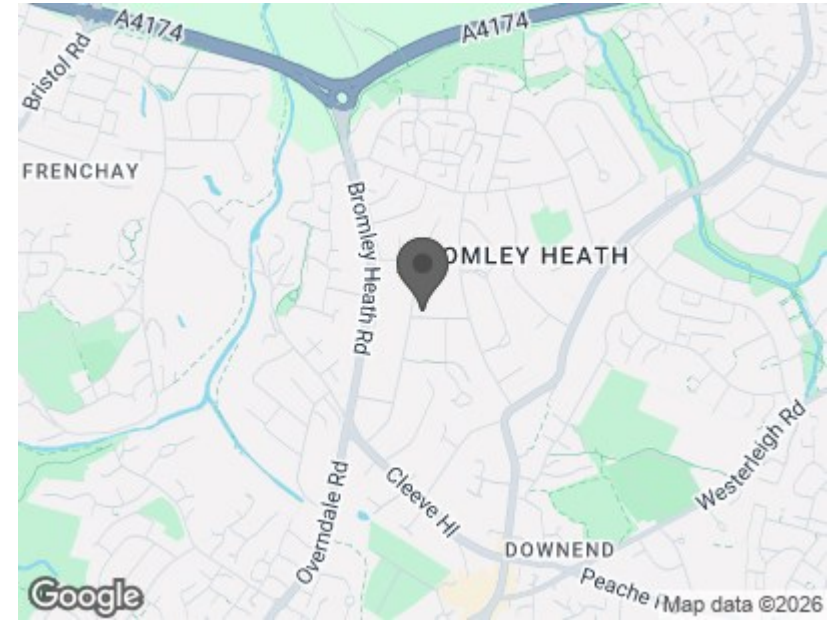


1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1026 sq.ft. (95.3 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		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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