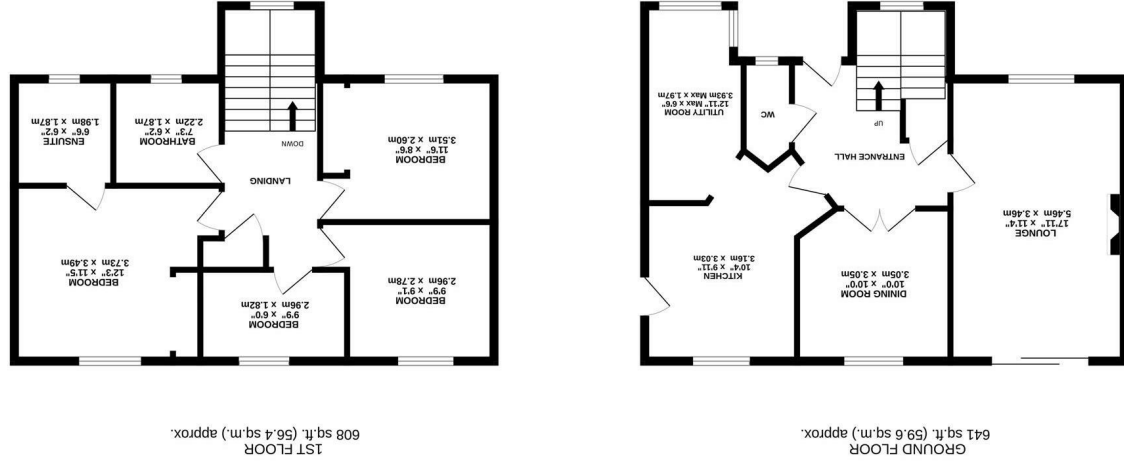




FLOOR PLAN

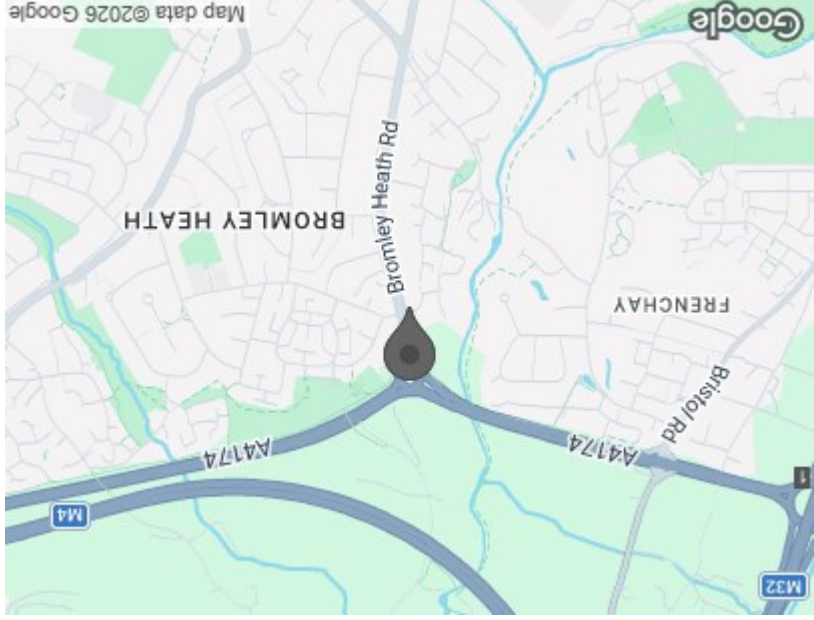


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements on the drawings, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used by 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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TOTAL FLOOR AREA: 1249 sq.ft. (116.0 sq.m.) approx.

AREA MAP



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



BROMLEY HEATH ROAD
DOWNEND, BRISTOL, BS16 6HZ
£575,000





Ground Floor

Entrance

Hallway

Lounge
17'11 x 11'4

Dining Room
10'0 x 10'0

Kitchen
10'4 x 9'11

Utility Room
12'11 max x 6'6

WC

First Floor

Landing

Bedroom One
12'3 x 11'5

En-suite
6'6 x 6'2

Bedroom Two
11'6 x 8'6

Bedroom Three
9'9 x 9'1

Bedroom Four
9'9 x 6'0

Bathroom
7'3 x 6'2

Outside

Front Garden

Rear Garden

Double Garage & Parking

M Coleman are delighted to bring to market a well-appointed four bedroom detached home in the popular area of Downend.

This property offers fantastic living accommodation which is bright and airy with the main lounge having dual aspect.

The welcoming entrance leads you off to all downstairs the accommodation.

The dual aspect kitchen/Breakfast with rear further door to the garden. The fitted kitchen offers a range of wall and base units with a built in oven, four ring gas hob and hooded extractor over; additionally, there is space for an under counter fridge, plumbing for washing machine and dishwasher, an arch way lead to a breakfast area with window to the front of the property.

Further double doors from the hallway lead to a generous size dining room. The lounge is a good size dual aspect with patio doors overlooking the beautiful enclosed sunny rear garden. The main focal point of this room is a coal effect gas fire with lovely fire surround with hearth.

You will be pleasantly surprised at the size of the first floor accommodation; the landing has a beautiful large arched window overlooking the front of the property which floods the landing with light, there are three double bedrooms the master having door to en-suite shower room with shower cubicle, pedestal wash hand basin and WC (please note this room has all plumbing done but décor needs completing) with a further fourth bedroom being a good size single or small double.

The sunny rear garden is enclosed by timber fencing with well-established trees and good size decked area, shingle and shrubs borders. Gated access leads to the front of the property with a further gate to the rear which leads to a double garage with up and over doors, power and light, along with drive way with parking for 2 vehicle's.

This Ideally positioned property is the perfect home for families or professionals wanting ease for access to the motorway networks and A4174, Bristol Parkway Railway Station is just a short drive.

