

Walsh Avenue, Bristol

, BS14 9SQ

Asking Price £390,000

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Walsh Avenue, Bristol

DESCRIPTION

A generously extended and versatile 3/4 bedroom semi-detached home, offering spacious accommodation over three floors, off-street parking to the front and a substantial rear garden.

The property is entered via an entrance hall leading into the main lounge, providing a comfortable principal reception room. From here is a versatile area, which benefits from built-in cupboards currently used for storage. This flexible space could also be used as an additional dining or sitting area.

The extended kitchen is fitted with a range of wall and base units, extensive work surfaces and a central island, with the adjoining conservatory providing a bright and spacious dining and family area with direct access to the rear garden.

Also on the ground floor is a useful snug/sitting room, currently used as an additional lounge, which could alternatively be utilised as a fourth bedroom, home office or playroom.

To the first floor are three bedrooms and the family shower room. The main bedroom benefits from built-in sliding-door wardrobes, while bedroom three features built-in bunk beds. Bedroom two provides access to the staircase leading to the loft room.

The loft room is currently used as a bedroom and benefits from a Velux window providing natural light, together with useful eaves storage.

Outside, there is off-street parking to the front, while the substantial enclosed rear garden offers areas of lawn, artificial lawn, paved seating and entertaining spaces, raised beds and established planting. Further benefits include a built-in trampoline, greenhouse and multiple sheds providing excellent storage.

Walsh Avenue is situated in the popular Hengrove area of South Bristol, close to local schools, shops, everyday amenities and leisure facilities, with convenient road and public transport links providing access to Bristol city centre and surrounding areas.















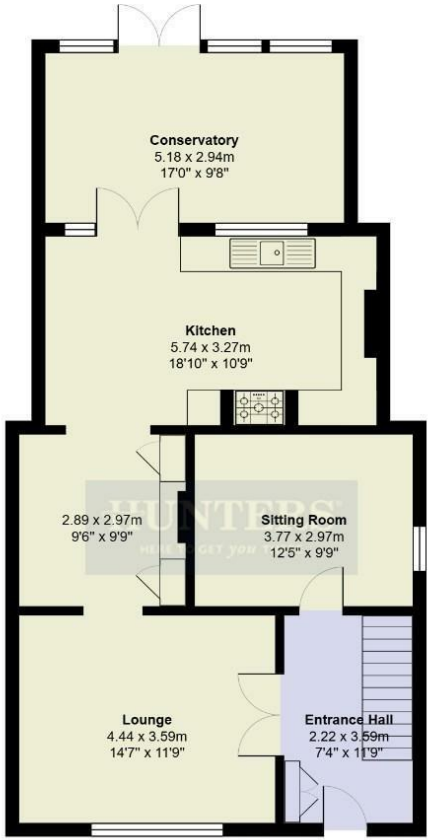


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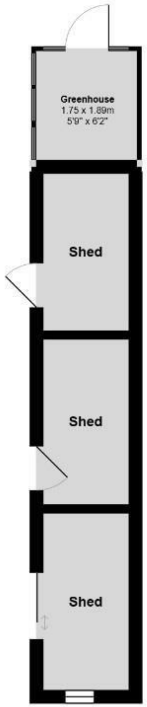
Walsh Avenue, Hengrove, Bristol, BS14 9SQ

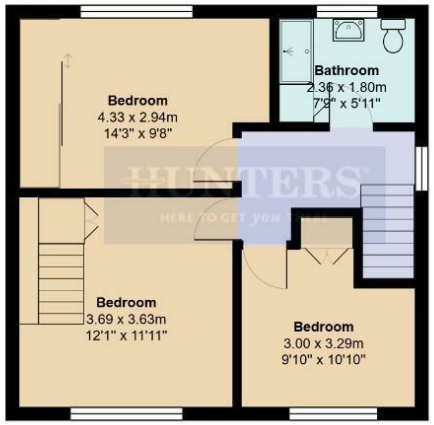
Approximate Gross Internal Area (excluding sheds) 150.7 sq m / 1622 sq ft

Total Area 163.9 sq m / 1765 sq ft

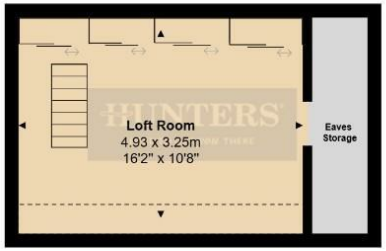


Ground Floor





First Floor



Second Floor

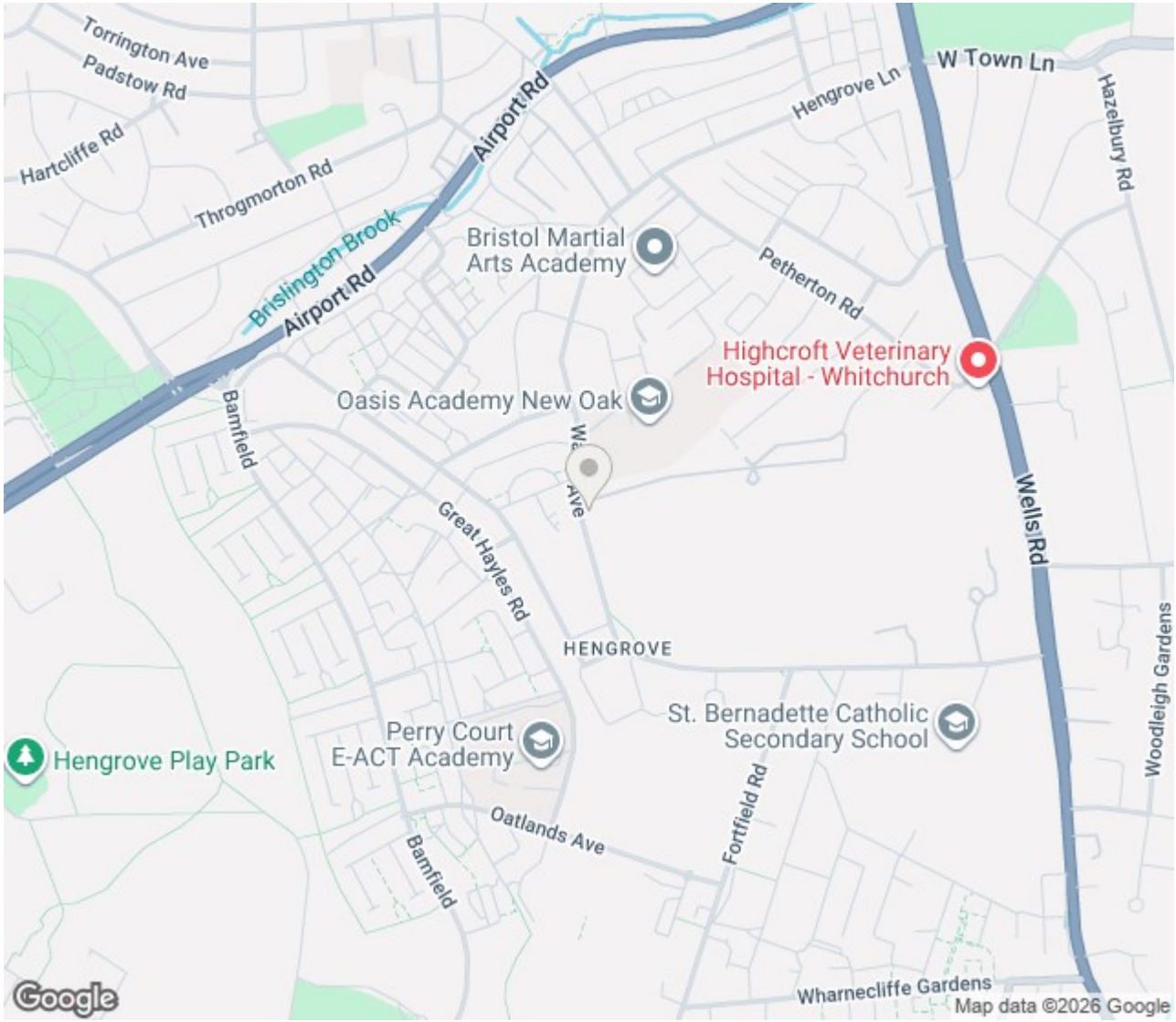




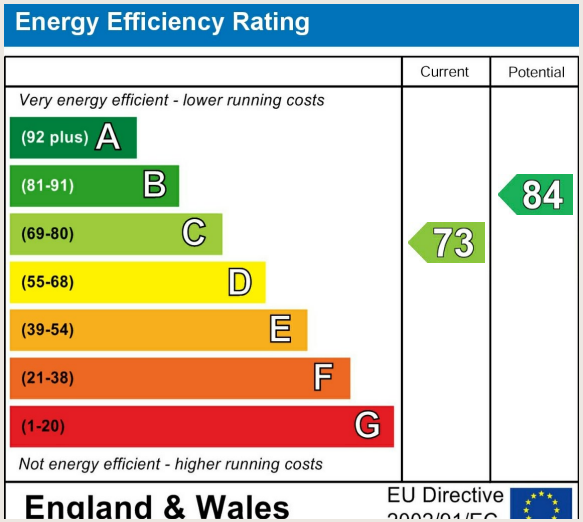




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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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