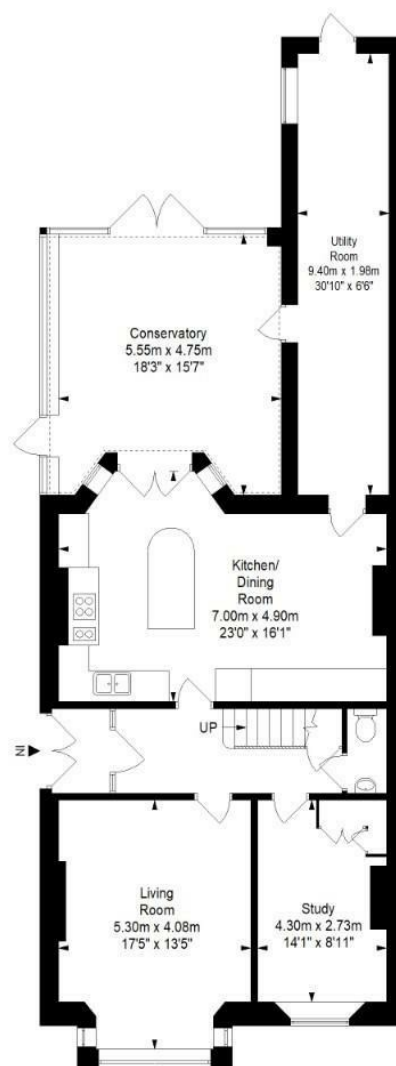


Boardwalk

St. Martins Road , BRISTOL



Ground Floor



First Floor



Second Floor

St Martins Road, Bristol, BS4 2NQ

Approximate Gross Internal Area = 244.7 sq m/ 2634.0 sq ft
(Excludes Reduced Headroom Area)

Reduced Headroom Area = 3.2 sq m/ 34.4 sq ft

Total Area = 247.9 sq m/ 2668.4 sq ft

 = Reduced headroom below 1.5m / 5'0"

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print.

Boardwalk

St. Martins Road , BRISTOL



£1,100,000



5 Bedrooms



BS4 2NQ



2 Bathrooms

"Our home is an elegant, light-filled sanctuary on one of South Bristol's most beautiful streets. It draws you in the moment you step inside: high ceilings and an abundance of natural light, a gorgeous stained glass entryway door, original plaster cornicing, Edwardian floor tiles, and a stunning hand-carved staircase all make for an impressive and welcoming first impression. We love sipping our morning coffee in the conservatory watching the gorgeous colours of the sunrise, the birds and the clouds drift by. Especially in the fall, we love evening drinks tucked into the living room's cosy bay window watching the sunset down our tree lined street. The large open plan kitchen is the heart of it all, always full of life, while the conservatory is where we gather for long meals, watching the rain or sunshine on the glass. In spring, some of our favourite evenings have been spent on the terrace, glass in hand, watching the sky turn pink as the sun sets over the city. In winter, the open fireplace brings such warmth and coziness; in summer, the terrace becomes ideal for tea and BBQs in the sun, as we throw open the conservatory

