

for sale

offers over **£450,000**



Benford Close Bristol BS16 2UD

A superb FOUR bedroom semi-detached family Home located within this popular quiet cul-de-sac in Downend within easy reach of the High street and it's amenities whilst having fantastic river walks close by. Further benefits include

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Hall

spacious entrance hallway leading to living room and staircase to first floor.

Living Room

23' x 13' 2" (7.01m x 4.01m)

Double glazed window to front aspect, carpeted, feature fireplace, a fantastic living space.

Kitchen/Diner

21' 2" x 8' (6.45m x 2.44m)

French doors leading to rear garden with updated modern kitchen diner and new herringbone flooring.

Cloakroom

W/C wash hand basin.

Office/Storage

8' 7" x 8' 2" (2.62m x 2.49m)

great use of space for downstairs study/storage.

First Floor

spacious landing leading to all four bedrooms and main bathroom.

Bedroom One

13' 5" x 5' 6" narrowing to (4.09m x 1.68m narrowing to)
Window to front aspect, Radiator leading to master en suite.

Bedroom Two

10' 4" x 8' (3.15m x 2.44m)
Window to front aspect, Radiator

Bedroom Three

Double glazed Window to rear aspect, Radiator.

Bathroom

W/C, Wash hand basin, Bath with shower over, window to rear aspect

Bedroom Four

12' 3" x 8' (3.73m x 2.44m)
En Suite



Shower cubicle, wc, whb.

Rear Garden

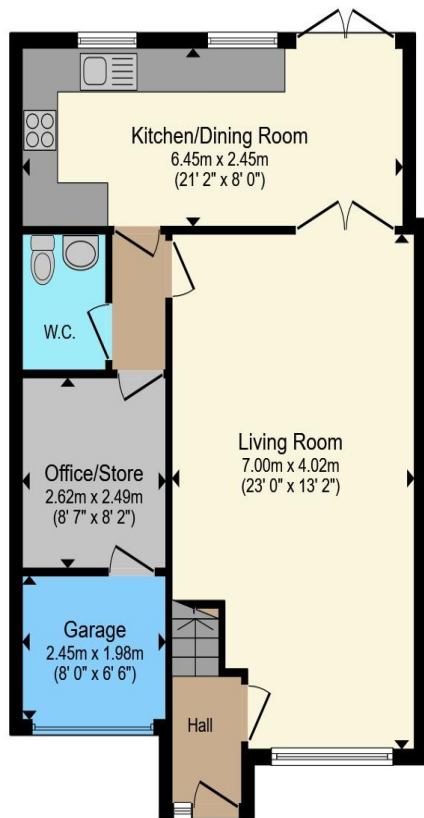
a low maintenance rear garden with good size patio and an artificial lawn.

Driveway

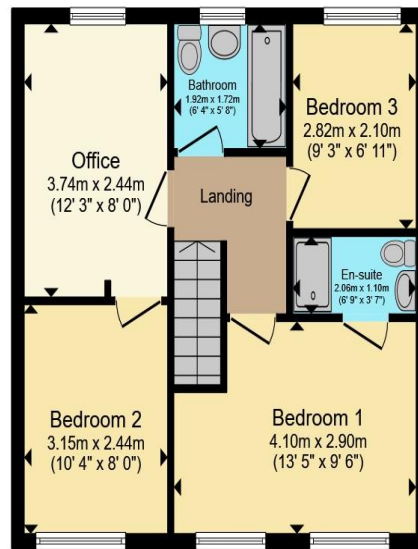
brick paved driveway providing off street parking for up to 3 cars and garage storage.







Ground Floor



First Floor

Total floor area 110.2 m² (1,186 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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BRISTOL BS16 7AE

Property Ref: EME306989 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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