



**FOURACRE ROAD**

**DOWNEND, BRISTOL, BS16 6PE**

**ASKING PRICE £425,000**



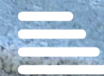
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## GROUND FLOOR

### Entrance Hall

### Lounge

14'7" x 12'5"

### Kitchen/Dining Room

18'8" x 9'11" max

### Ground Floor WC

## FIRST FLOOR

### Landing

### Bedroom One

13'1" x 12'1"

### Bedroom Two

12'2" max x 11'11"

### Bedroom Three

9'5" x 6'3"

### Bathroom

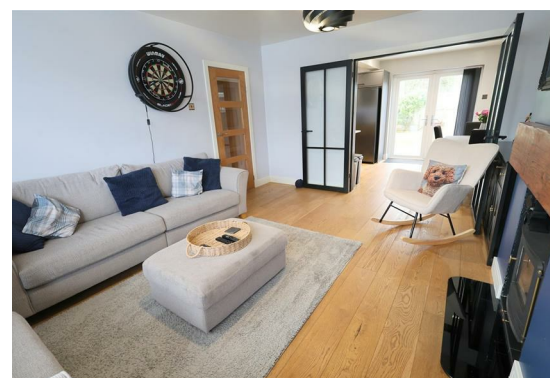
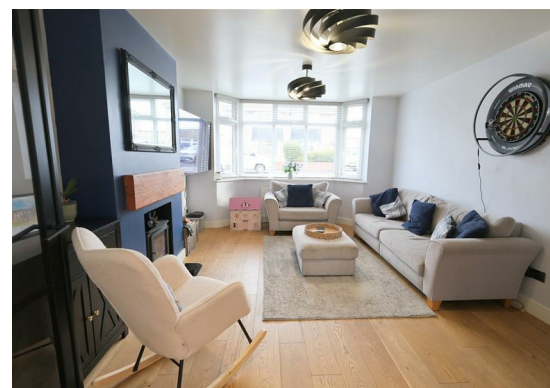
8'5" x 6'7"

## OUTSIDE

### Driveway

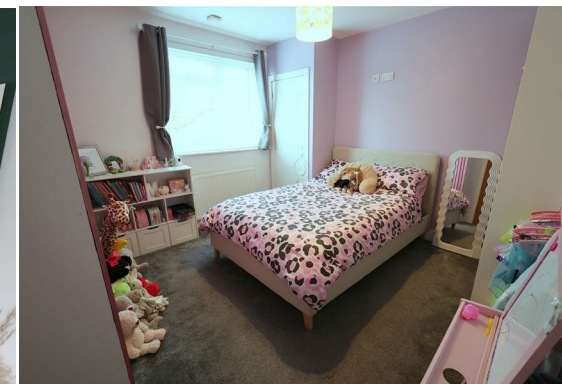
### Rear Garden

### Garage



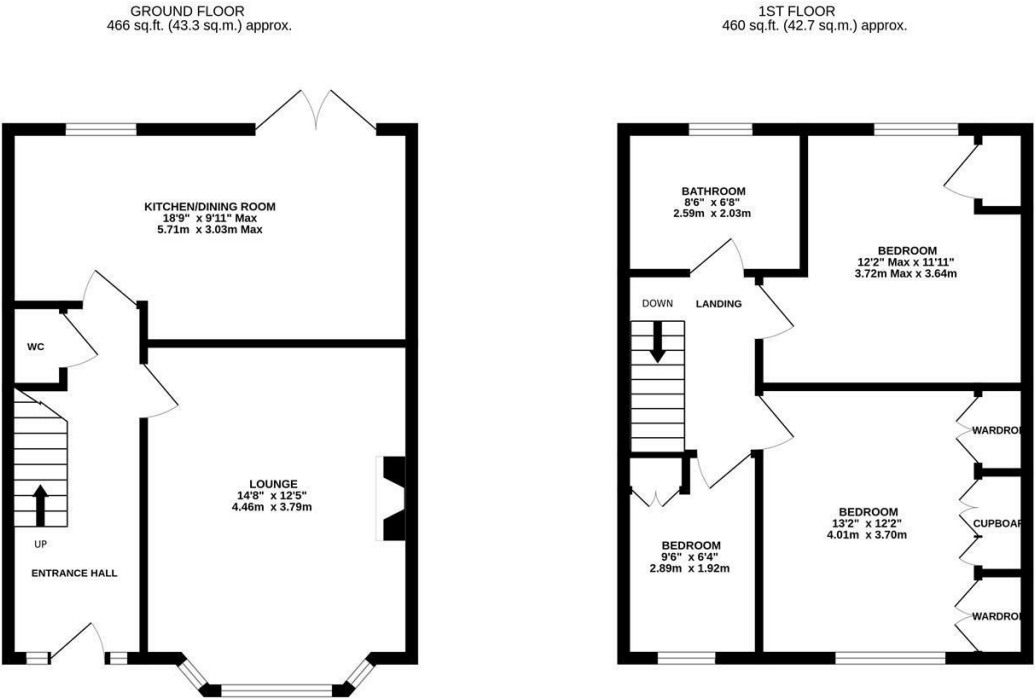


A traditional 1950's bay fronted terraced home situated within the catchment area to sought after Bromley Heath Primary School and walkable distance to the High Street offering a selection of local shops, pubs, restaurants and other amenities. The bright and airy entrance hall benefits from engineered Oak flooring that extends throughout the ground floor into the lounge and kitchen /dining room. The lounge is located at the front with a traditional bay window and a wood burner giving the room a warm and cosy feel. Glass doors give access to the open plan kitchen/dining room where windows and French doors overlook the rear garden. The kitchen boasts a range of contrasting wall and base units, finished with white and grey high gloss doors, stylish Quartz work tops and tiled splash backs. Built in appliances include a dishwasher, plus there is space for an American style fridge/freezer and Rangemaster style oven. A handy breakfast bar is perfect for less formal meals and provides further under counter storage. The ground floor is completed with a two piece cloakroom. The first floor offers a pleasant landing which gives access to three bedrooms, the larger of which offers fitted wardrobes. The family bathroom is fitted with a modern four-piece suite to include a bath, separate shower enclosure and a wash hand basin and WC built into an elegant vanity unit. The rear garden is laid predominantly to level lawn with a delightful porcelain patio directly adjacent to the house - the perfect spot to entertain friends and family. Off street parking is available at the front of the property for two vehicles plus there is a single garage located to the rear, accessed via a lane. This property has been modernised throughout, making it a perfect choice for those looking to secure a family home in this desirable area.





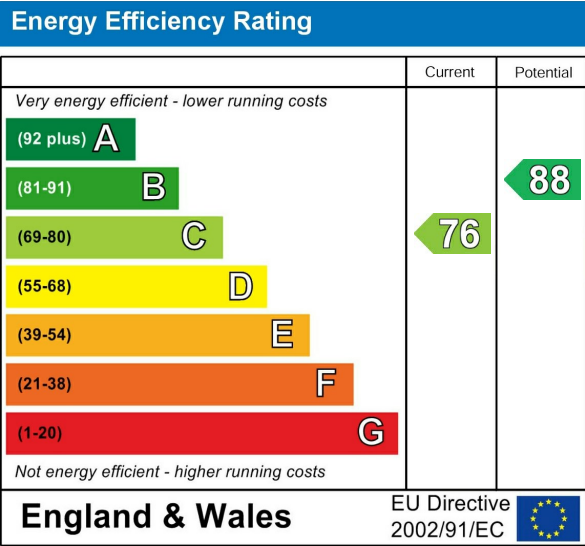
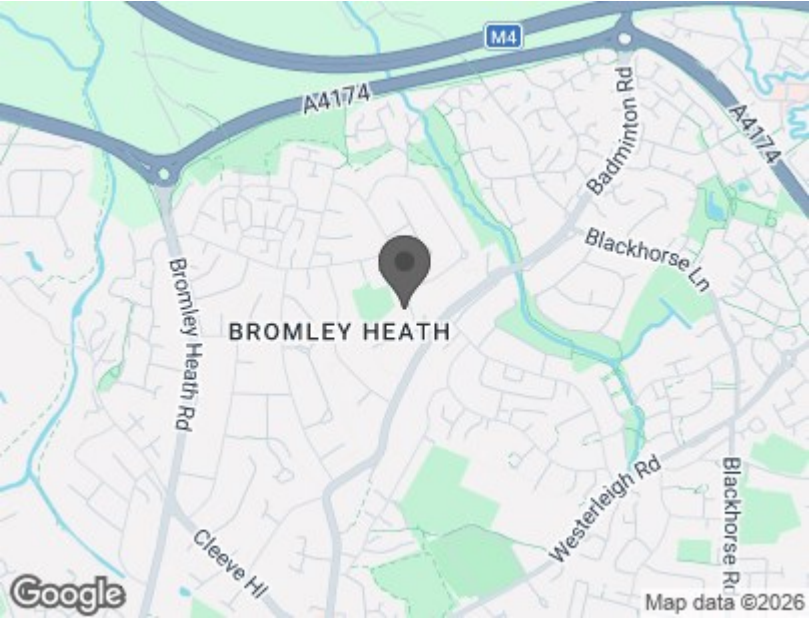
FLOOR PLAN



TOTAL FLOOR AREA : 926 sq.ft. (86.0 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



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