



**Conygre Grove, Filton Bristol BS34 7DW**

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**welcome to**

## **Conygre Grove, Filton Bristol**

Substantial chain-free home offering exceptional versatility, currently arranged with six bedrooms, generous living space, impressive kitchen-diner, outbuilding and parking. Ideal as a spacious family residence or attractive investment opportunity. Offered with no chain. Please enquire.

### **Conygre Grove**

#### **Location**

Conygre Grove enjoys a highly convenient and well-connected setting making it a popular choice for a wide range of purchasers. Both Bristol Parkway and Abbey Wood railway stations are within easy reach, while excellent access to the ring road and motorway network provides straightforward commuting across Bristol and beyond.

The area is exceptionally well served by local amenities, with nearby shops, retail parks, schools and leisure facilities all close at hand.

The location also benefits from proximity to a number of major employers helping to underpin its enduring popularity with both owner-occupiers and investors.

For outdoor enjoyment, a variety of parks, green spaces and recreational areas are readily accessible providing an excellent balance between convenience and lifestyle. Despite its superb connectivity, Conygre Grove remains part of an attractive and established residential community recognised for its pleasant surroundings and strong desirability.

The combination of accessibility, amenities and residential appeal continues to make this a sought-after address within the local area.

#### **Flexible Credentials**

This superb property has been rented as a high-end HMO comprising 6 bedrooms and two bathrooms. We suggest that it will cleanly accommodate a spacious 4 or 5 bedroom home with multiple reception space.

The current configuration can be used without any re-configuration requirement and/or modifications can be made as demanded.

The out building offers further flexibility as a garden room, gym, further office space or infact conversion back into a garage with rear access.

#### **Outbuilding**

The out building offers further flexibility as a garden room, gym, further office space or infact conversion back into a garage with rear access. Complete with double glazed windows, modern roof and power plus side access door.

#### **Garden**

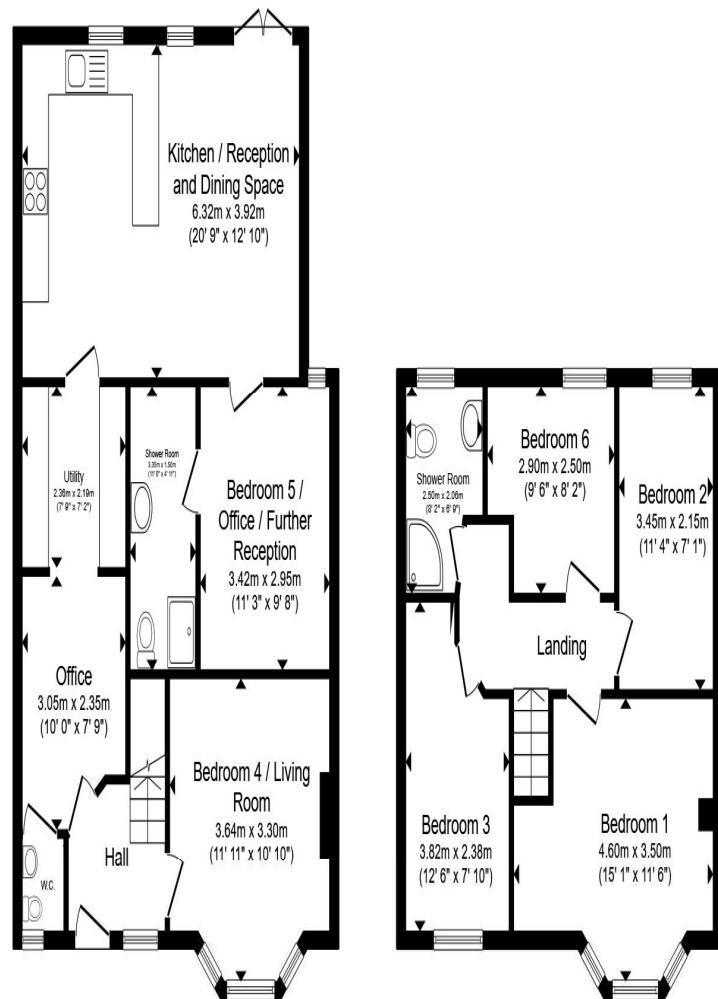
Very well proportioned low maintenance garden that benefits from a favourable orientation. Additional rear access leading to a pedestrian and access vehicle lane.

#### **Parking**

Driveway parking to the front aspect.

#### **Agents Notes**

Please see the videotour and floorplan for layout and dimensions. The home is being offered with vacant possession and no chain.



**Ground Floor**

**First Floor**

Total floor area 120.1 m<sup>2</sup> (1,293 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](http://www.propertybox.io)



**welcome to**  
**Conygre Grove,**  
**Filton Bristol**

- Substantial Extended 6 Bedroom Former HMO or 4/5 Bedroom Residential Home
- Light and Bright Throughout and Presented to a High Standard
- Two Bathrooms and Additional Cloakroom WC
- Utility and Office Space / Spacious Kitchen-Diner Plus Reception Area
- Sizable Garden with Rear Access and Outbuilding (Double Glazed with Modern Roof and Power).

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£425,000**



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