



4 Avonfield Avenue  
Bradford on Avon, Wiltshire, BA15 1JE

Smart semi-detached two-storey home set within a generous garden, with garage and driveway. The property has been extended to create particularly spacious ground floor accommodation, including a kitchen/breakfast room, sitting/dining room, and an additional shower room. Situated in a mature and highly sought-after residential area, conveniently located for the train station, Fitzmaurice School, and central amenities. An appealing home suited to a wide range of buyers, including families and downsizers, offering well-proportioned accommodation in an established setting. Vendor suited.



Three Bedrooms  
Sitting/Dining Room  
Kitchen/Breakfast Room  
Ground Floor Shower Room  
First Floor Shower Room  
Garden  
Driveway  
Garage  
Vendor Suited  
**£400,000**



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Entrance Hall

UPVC double glazed entrance door, stairs to first floor with storage under, radiator.

#### Sitting/Dining Room

7.00m (23') max x 4.04m (13'3") max  
UPVC double glazed window to front, UPVC double glazed double door to rear, feature fireplace with electric fire, two radiators.

#### Kitchen/Breakfast Room

5.10m (16'9") max x 3.80m (12'6") max  
UPVC double glazed door to side and windows to side and rear, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl composite sink, plumbing for washing machine and dishwasher, space for fridge freezer, fitted electric oven, four ring gas hob with extractor hood over, radiator.

#### Ground Floor Shower Room

2.90m (9'6") x 1.80m (5'11")  
UPVC obscure double glazed window to side, three piece suite comprising shower enclosure with electric shower, wash hand basin and close coupled WC, extractor fan, heated towel rail, wall mounted gas boiler serving heating and domestic hot water.

### FIRST FLOOR

#### Landing

UPVC double glazed window to side, airing cupboard housing hot water cylinder, loft hatch.

#### Bedroom 1

3.40m (11'2") x 3.37m (11'1")  
UPVC double glazed window to front, built-in wardrobes, radiator.

#### Bedroom 2

3.56m (11'8") x 2.99m (9'10")  
UPVC double glazed window to rear, built-in wardrobes, radiator.

#### Bedroom 3

2.62m (8'7") x 2.61m (8'7")  
UPVC double glazed window to rear, radiator.

#### Shower Room

2.77m (9'1") max x 2.03m (6'8") max  
UPVC obscure double glazed window to front, three piece suite comprising shower enclosure with power shower, pedestal wash hand basin and close coupled WC, heated towel rail.

### EXTERNALLY

The enclosed rear garden is mainly laid to lawn with raised decking, artificial lawned area, external lighting, power sockets and cold water tap. The front garden is mainly laid to lawn with a variety of shrubs and trees, and driveway providing off road parking.

#### Garage

Detached single garage with UPVC double glazed door to side and windows to side and rear, power and light, up and over door to front.

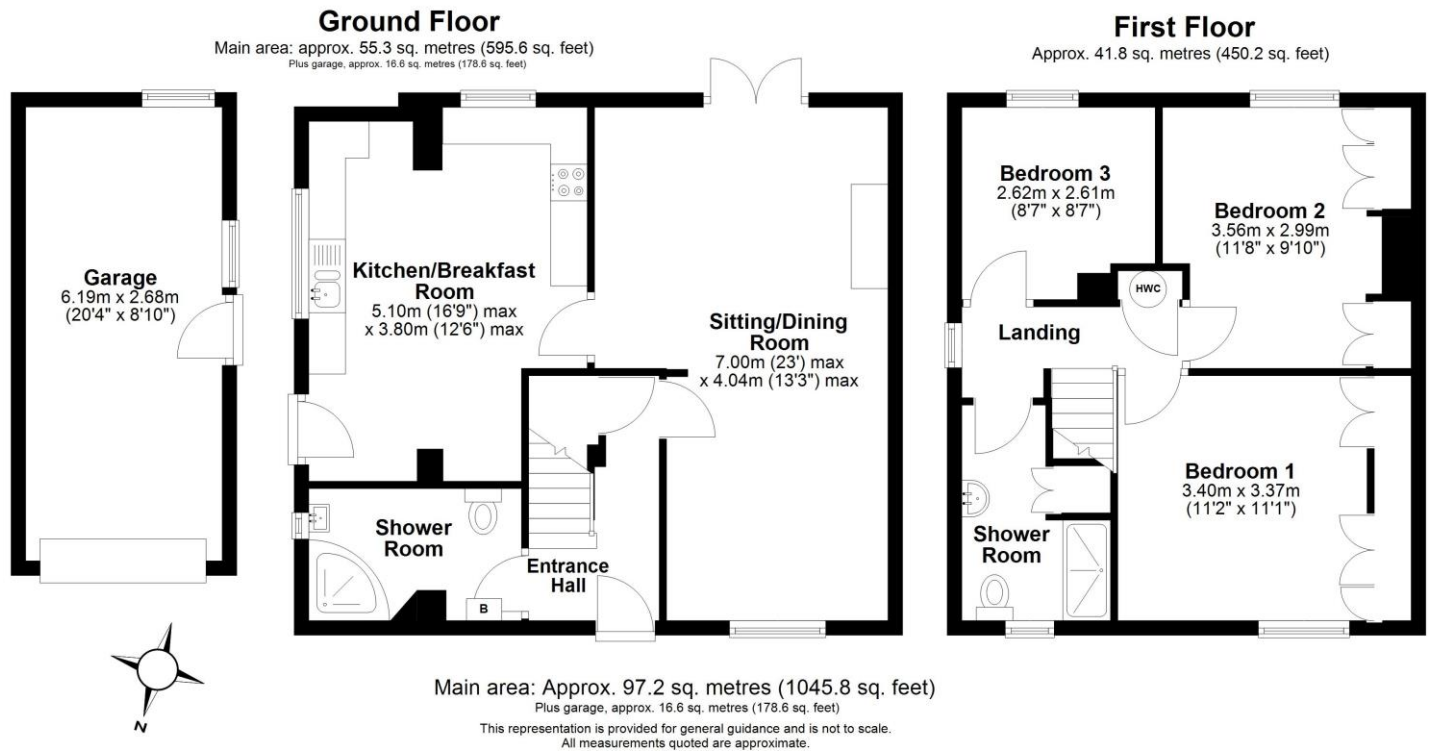
#### Council Tax:

Band C - £2,400.81  
(April 2026 - March 2027 financial year)

#### Tenure:

Freehold.





**Viewing:** Strictly by appointment through the agent **Kingstons**.

**What3words:** ///original.scrubbing.ramble

**Directions:** From our office in Silver Street, proceed down the hill, over the mini roundabout and across the town bridge onto St Margarets Street. Take the first exit at mini roundabout and continue onto Trowbridge Road. Take the third turning left onto St. Laurence Road and then take the first turning right onto Culver Road. Take the second turning left onto Avonfield Avenue where number 4 will be found on the right-hand side.

**Please Note:** Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

