



## 20 Bridle Avenue, Bristol, BS14 0FR

**£439,950**

This three-bedroom semi-detached house is offered for sale in Whitchurch, Bristol, and provides well-planned accommodation suited to families and first-time buyers. The property includes a reception room with large windows and a Hammonds media wall with integrated storage and window seat, creating a practical living space.

The recently fitted Magnet kitchen is finished in green with composite worktops and Bosch appliances, and offers an open-plan layout with dining space and good natural light, as well as direct access to the garden. A converted garage now serves as a home office with ensuite cloakroom and utility area, offering flexible additional accommodation. The first floor benefits from air conditioning. There are three bedrooms: two doubles, plus a single bedroom. Bedrooms one and three both feature bespoke fitted wardrobes. The home has an EPC rating of A, assisted by newly installed, owned solar panels. Parking is also provided. The council tax band is C.

Whitchurch is well served by local amenities, including shops, cafés and supermarkets around Whitchurch Lane and nearby Hengrove. There are several primary and secondary schools in the area, making it a

## Entrance Hall

### Sitting Room

14'5" x 11'5" (4.40 x 3.49)



### Kitchen / Diner

18'6" x 11'10" (5.64 x 3.61)



## Ground Floor WC



## First Floor Landing

### Bedroom One

12'7" x 11'5" (3.86 x 3.49)



## En-suite



## Bedroom Two

10'2" x 8'7" (3.10 x 2.64)



## Bedroom Three

8'8" x 8'1" (2.65 x 2.47)



**Family Bathroom**  
8'5" x 5'7" (2.58 x 1.71)



Please note there is an annual grounds service charge on the estate for 2025 this was £218.00

**Outside**



**Garage Conversion / Home Office**  
11'10" x 9'8" (3.63 x 2.97)



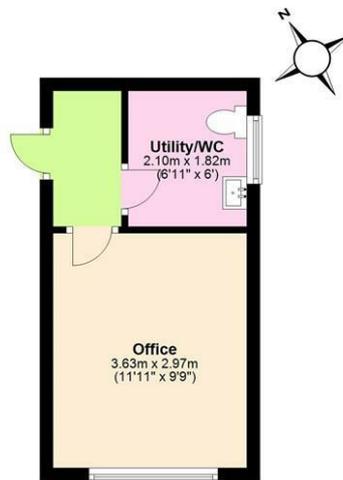
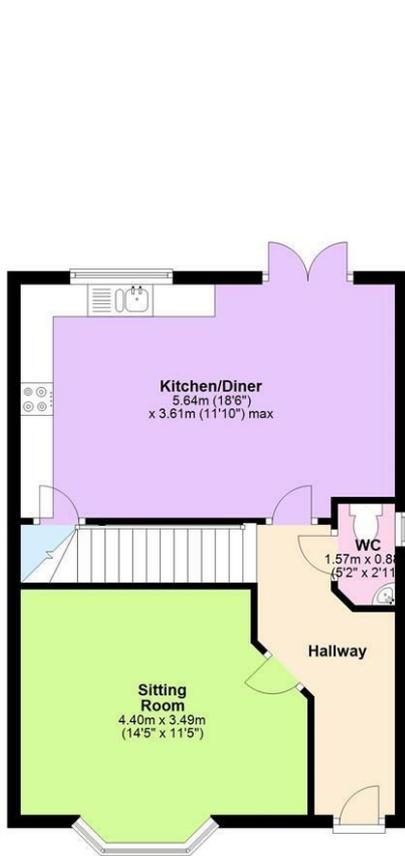
**En-suite WC & Utility Space**  
6'10" x 5'11" (2.10 x 1.82)



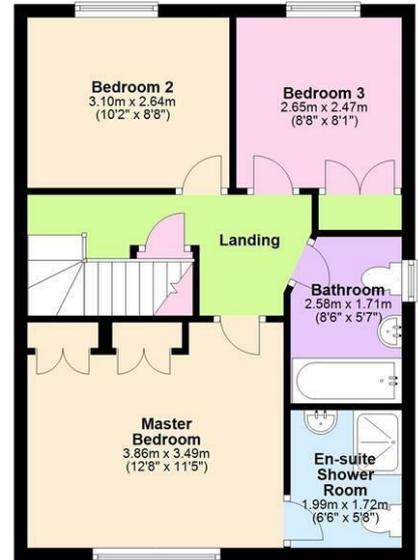
**Agents Note**

## Floor Plan

**Ground Floor**  
Approx. 64.5 sq. metres (694.3 sq. feet)

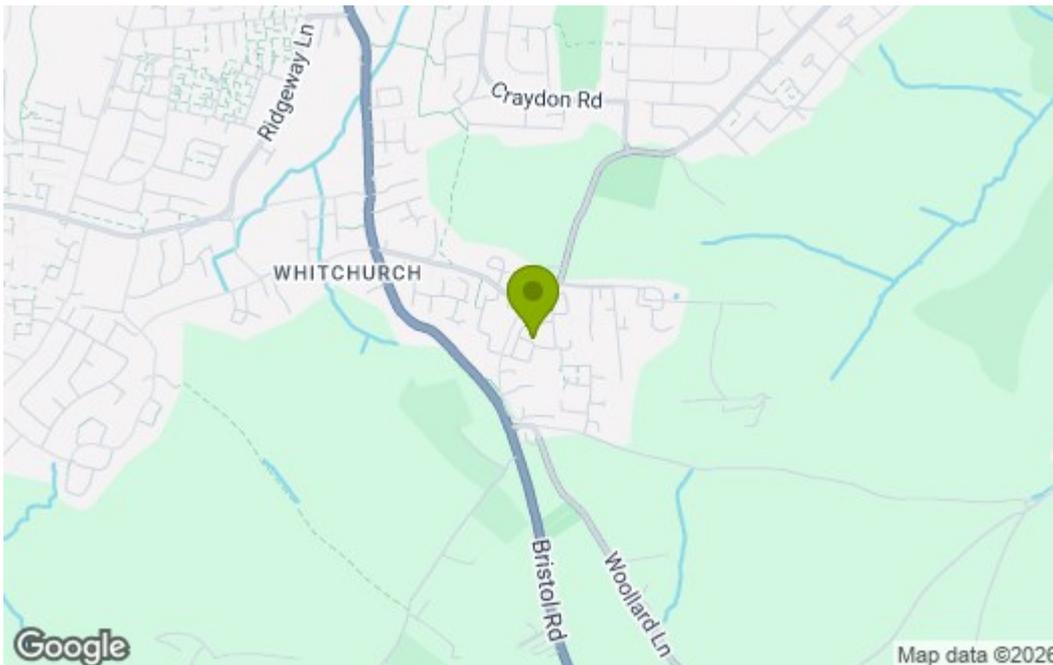


**First Floor**  
Approx. 46.5 sq. metres (500.5 sq. feet)



Total area: approx. 111.0 sq. metres (1194.8 sq. feet)  
**20 Bridle Avenue, Bristol**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>100+</b>	<b>100+</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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