



38, Ferndale Avenue, Longwell Green Bristol,  
South Gloucestershire, BS30 9XT

£550,000

Set on one of Longwell Green's most popular roads, this well-presented detached property offers spacious family accommodation in a highly convenient location. The property is within easy walking distance of Gallagher Retail Park, offering a variety of shops, restaurants and coffee outlets, and is also close to the Bristol to Bath Railway Path, ideal for walking and cycling. The home is approached via a driveway providing off-street parking for several vehicles, leading to the main entrance. Inside, the property comprises a welcoming entrance hallway, cloakroom, spacious lounge, separate dining room, and a light and airy conservatory that opens onto the enclosed rear garden, creating a great space for relaxing or entertaining. To the first floor are four generously sized bedrooms and a modern shower room. Externally, the property benefits from a lawn front garden, a driveway with ample parking, and to the rear is a private enclosed garden. The home also includes a garage. Offered to the market with no onward chain, this attractive property is expected to generate significant interest. Early viewing is highly recommended.

### Entrance

uPVC door with obscure window to the side leading into ..

### Entrance Hallway

uPVC double glazed window to the front, single radiator, vinyl flooring, under stairs storage cupboard, stairs to the first floor accommodation, cove ceiling, doors leading to the lounge, kitchen and the downstairs WC

### Cloakroom

uPVC obscure window to the side, WC built into concealed cupboard, sink with built in storage, ladder radiator, fully tiled walls and floor.

### Lounge

uPVC double glazed bay window to the front, feature fireplace with electric fire, single radiator, cove ceiling, TV aerial point, double doors leading to the Dining Room

### Dining Room

uPVC double glazed patio doors to conservatory, cove ceiling, single radiator, door to the kitchen.

### Conservatory

uPVC construction with dwarf wall, patio doors opening onto the rear garden, tiled floor.

### Kitchen

uPVC double glazed door to the rear with window to the side, uPVC double glazed window to the side, white wall and base units with square edge work surfaces, fully tiled walls and floor, stainless steel sink with mixer, built in electric oven with five ring gas hob and extractor over, integral fridge freezer, space for washing machine, integrated dishwasher, single radiator.

### First Floor Landing

uPVC double glazed window to the side, access to the loft space, cupboard housing combination boiler, cove ceiling, doors to the shower room and bedrooms.





### Shower Room

uPVC double glazed obscure window to the side, fully tiled double shower cubicle, white low level WC and wash hand basin built into combination unit. fully tiled walls and floor, ladder radiator.

### Bedroom One

uPVC double glazed window to the front, double radiator, built in wardrobes, chest of drawers and dressing table.

### Bedroom Two

uPVC double glazed window to the rear, single radiator.

### Bedroom Three

uPVC double glazed window to the front, double radiator, laminate flooring, storage cupboard.

### Bedroom Four

uPVC double glazed window to the rear, single radiator.



### Outside

#### Front

Lawn with driveway providing off street parking for several vehicles leading to the garage.

#### Garage

With up and over door, power and light supply.



## Rear Garden

Patio area and lawn enclosed by wood lap fencing, garden shed, outside tap, Driveway and double gates to the side with access to the front through a single garage.

## Council Tax

South Gloucestershire Council Band D

## Tenure

Property is Freehold

## EPC

Rating to be advised.

## Ferndale Avenue, Longwell Green, Bristol, BS30

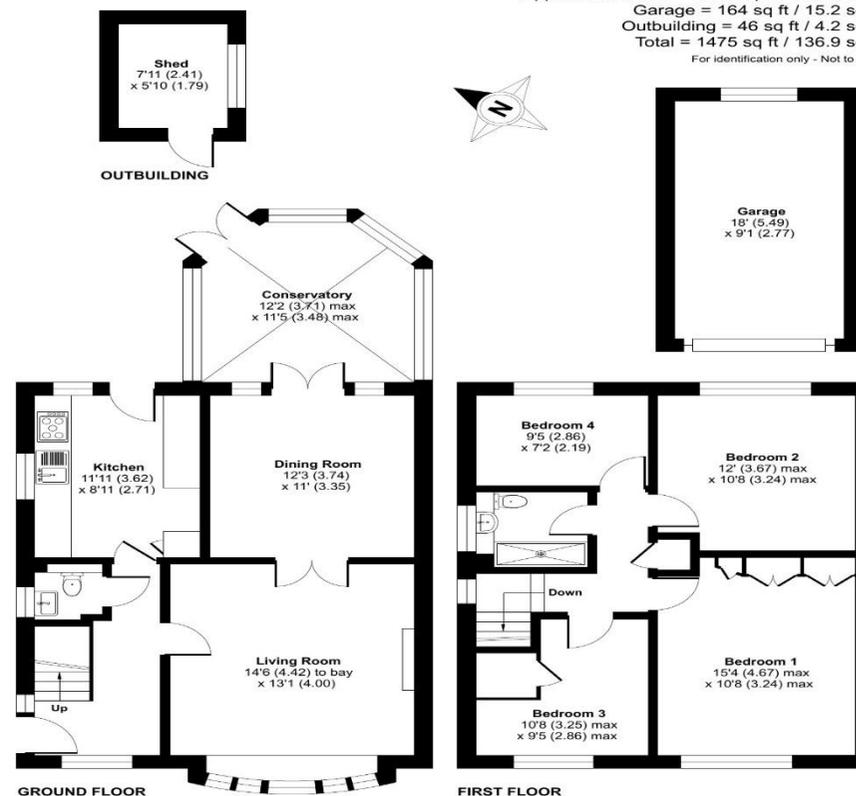
Approximate Area = 1265 sq ft / 117.5 sq m

Garage = 164 sq ft / 15.2 sq m

Outbuilding = 46 sq ft / 4.2 sq m

Total = 1475 sq ft / 136.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Anne James Letting LTD. REF: 1424713

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings.

Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Anne James Estate Agents Office  
Tel: 0117 9328611

89a Bath Road  
Longwell Green  
BS30 9DF  
info@annejames.co.uk

Bristol