



**Connells**

Atwood Drive  
Bristol



## Property Description

Situated in a popular residential area, this well-presented extended three-bedroom home at Atwood Drive offers comfortable family living with the added benefit of off-road parking.

The property features a bright and welcoming living area, providing an ideal space for relaxing or entertaining. A well-proportioned kitchen offers ample storage and workspace, with convenient access to the rear of the property.

Upstairs, the home comprises three bedrooms, offering flexible accommodation for families, professionals, or those needing a home office. A family bathroom completes the first-floor layout.

Externally, the property benefits from off-road parking and outdoor space suitable for low-maintenance enjoyment.

Conveniently located for local amenities, transport links, and schools, this home presents a great opportunity for buyers seeking practical space in a well-connected Bristol location.

### Dining Room

12' 10" MAX x 10' 5" MAX ( 3.91m MAX x 3.17m MAX )

### Kitchen

18' 4" MAX x 10' 2" MAX ( 5.59m MAX x 3.10m MAX )

### Landing

### Bedroom 1

11' 10" MAX x 10' 6" MAX ( 3.61m MAX x 3.20m MAX )

### Bedroom 2

10' 5" MAX x 9' 11" MAX ( 3.17m MAX x 3.02m MAX )

### Bedroom 3

8' 4" x 8' 4" ( 2.54m x 2.54m )

### Rear Garden

### Entrance Hall

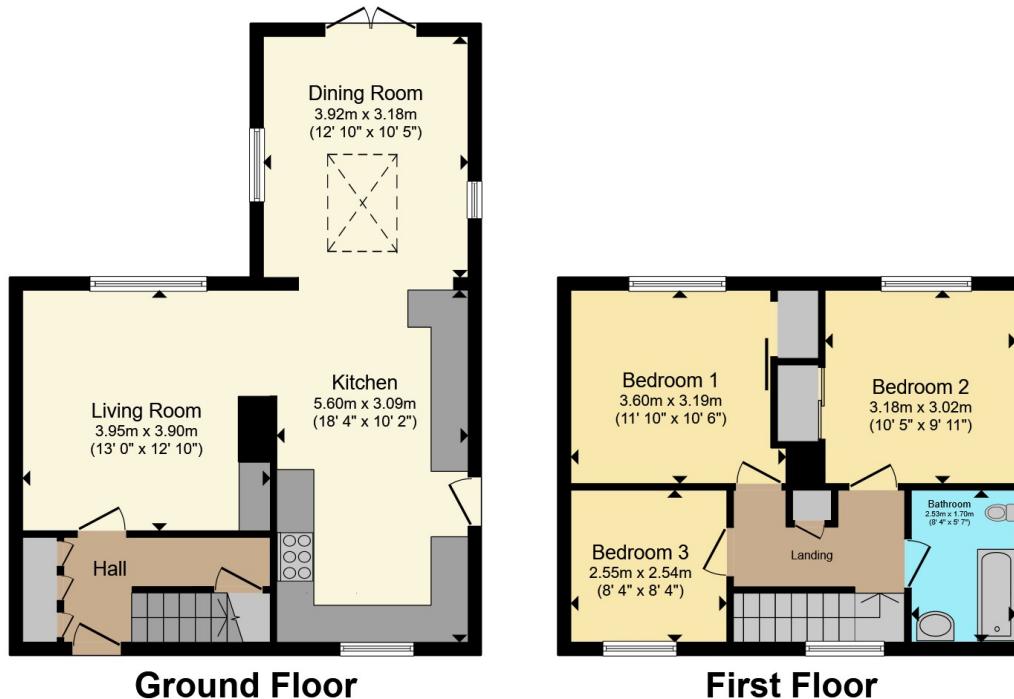
### Living Room

13' MAX x 12' 1" MAX ( 3.96m MAX x 3.68m MAX )









Total floor area 95.4 m<sup>2</sup> (1,027 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)

**Connells**

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EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

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