



446 PORTWAY, SHIREHAMPTON, BS11 9UA

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PROPERTY DESCRIPTION

Extended Four Bedroom Semi-Detached Home with Annexe - NO ONWARD CHAIN

This well-presented three-bedroom semi-detached home offers spacious and versatile accommodation throughout, making it an ideal purchase for growing families, multi-generational living or buyers seeking additional income potential.

A standout feature of the property is the impressive single-storey side extension, creating two additional reception rooms alongside a modern downstairs shower room. Benefitting from its own private entrance as well as internal access via the kitchen, this highly flexible space lends itself perfectly to independent living accommodation, a home business setup, guest suite or potential rental opportunity.

The main house offers a welcoming dining room to the front overlooking the front garden, a comfortable lounge to the rear and a separate fitted kitchen with direct access onto the rear garden.

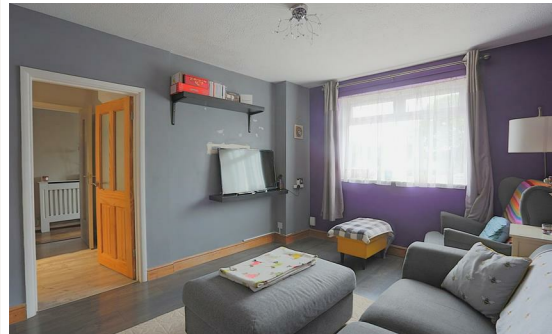
Upstairs, the property continues to impress with three generous double bedrooms and a family bathroom.

Externally, the home benefits from off-street parking for two vehicles and a low-maintenance rear garden with decking, ideal for outdoor seating and entertaining.

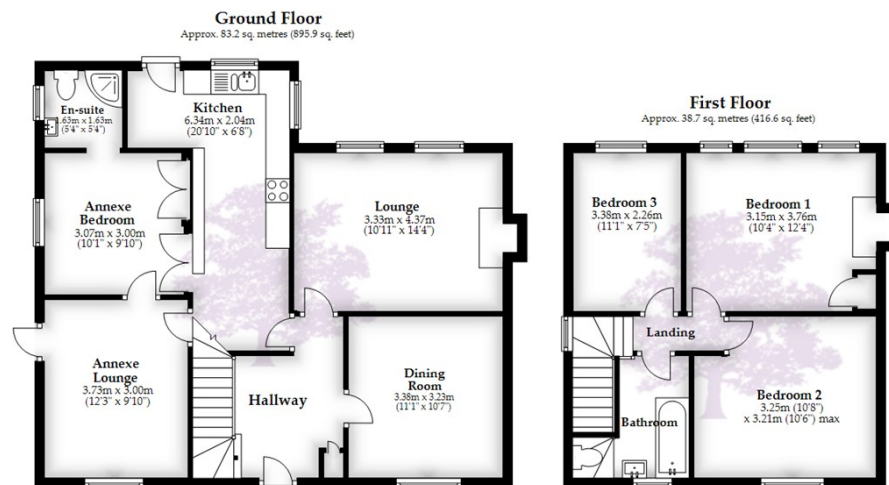
Conveniently located, the property enjoys excellent transport links into Bristol via the Portway, with easy access to the nearby Park & Ride bus service and Shirehampton Train Station, both within walking distance. The M5 motorway network is also easily accessible, making this an excellent choice for commuters.

Early viewing is highly recommended to fully appreciate the space and versatility this fantastic home has to offer.





FLOORPLAN



GOODMAN & LILLEY BRANCH NETWORK

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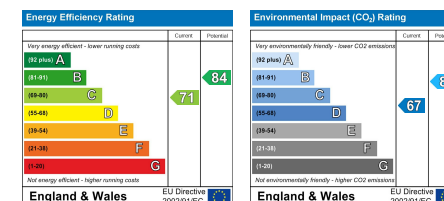
4 Bedrooms
Tenure - Freehold

3 Reception Rooms
Total sq ft

2 Bathrooms
Council tax band -

- No Onward Chain
- Versatile Single-Storey Side Extension
- Low-Maintenance Decked Rear Garden
- Walking Distance to Shirehampton Train Station
 - Separate Entrance to Extension

- Extended Four Bedroom Semi-Detached Home
- Off-Street Parking for Two Vehicles
- Four Reception Rooms
- Excellent Transport Links to Bristol & M5 Motorway
- Ideal for Multi-Generational Living or Potential Additional Income Opportunity



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm