



Connells

Glen Park Gardens
BRISTOL



Property Description

Situated within a sought-after residential location, this well-presented two-bedroom semi-detached bungalow offers spacious and versatile accommodation throughout, making it an excellent opportunity for those looking to downsize without compromising on space. The accommodation comprises a welcoming entrance hall leading to a generous

lounge, a fitted kitchen with access to the conservatory, two well-proportioned bedrooms and a modern shower room. The conservatory provides an additional reception area overlooking the rear garden, creating an excellent space to relax or entertain all year round. Externally, the property boasts a generous rear garden, ideal for families and keen

gardeners alike. A particular feature of the home is the detached outbuilding/annexe, offering a superb versatile space that could be utilised as a home office, gym, hobby room or entertaining area. To the front, the property benefits from a private driveway providing convenient off-road parking. Glen Park Gardens is ideally located within easy reach of local shops, supermarkets, schools, parks and public transport links, while Bristol City Centre and the A4174 Ring Road are both easily accessible, making this a fantastic home in a convenient location.

Entrance Hall

Access via the entrance door, tiled flooring, smooth ceiling with spotlights, loft access hatch and modern wall mounted radiator.

Lounge

16' 10" max x 13' max (5.13m max x 3.96m max)

Double glazed bay window to the front aspect, smooth ceiling, feature fireplace, television point and carpet flooring, radiator.

Kitchen

10' 10" x 8' 1" (3.30m x 2.46m)

Double glazed window to the rear aspect, smooth ceiling with spotlights, range of wall and base units with worktops over, integrated microwave, integrated electric hob and electric oven with extractor over, stainless steel sink with mixer tap, space for washing machine, space for freestanding fridge freezer, tiled flooring and radiator.

Conservatory

9' 2" x 8' 9" (2.79m x 2.67m)

Double glazed windows to the rear and side aspects, double glazed French doors opening onto the rear garden, tiled flooring and radiator.

Conversion Room

16' 2" x 7' 9" (4.93m x 2.36m)

Double glazed window to the front aspect and double glazed French doors, smooth ceiling, carpet flooring, fitted breakfast bar and versatile living space suitable as a garden bar, office, gym or hobbies room.

Bedroom One

10' 10" max x 9' 8" max (3.30m max x 2.95m max)

max)

Double glazed obscured window to the rear aspect, carpet flooring, built-in wardrobes and radiator.

Bedroom Two

16' 10" max x 7' 5" max (5.13m max x 2.26m max)

Two double glazed windows to the front aspect with bespoke fitted blinds, smooth ceiling with spotlights, carpet flooring and radiator.

Shower Room

Double glazed obscured window to the side aspect, fully tiled walls and flooring, smooth ceiling with spotlights, walk-in shower with sliding glass door, wash hand basin with mixer tap, WC, chrome heated towel rail and extractor fan.

Outside

Front Approach

Generous driveway providing ample off road parking for multiple vehicles with side access leading to the rear garden. Attractive bay fronted elevation occupying a pleasant position within a quiet cul-de-sac.

Rear Garden

Private low maintenance rear garden mainly laid to patio with decorative stone borders providing an ideal entertaining space. Side access and access to the detached conversion room currently arranged as a garden bar.

Agent's Note

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.









Total floor area 90.8 m² (977 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

Connells

To view this property please contact Connells on

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/KWD311652



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KWD311652 - 0003