



Connells

Warren Road
Filton Bristol



Property Description

This beautifully extended home on Warren Road offers an impressive blend of space, comfort, and modern living in one of Filton's most convenient residential pockets. Thoughtfully enlarged to the rear, the property now boasts a generous open-plan kitchen and dining area that forms the heart of the home. The kitchen itself is a standout feature—light, contemporary, and designed with both everyday practicality and entertaining in mind. The ground floor also provides a welcoming living room, a useful office, a shower room, and a separate utility space, giving the layout a flexibility that suits busy households and home-working lifestyles.

Upstairs, the property continues to impress with three well-proportioned bedrooms and a neatly finished family bathroom. Each room benefits from good natural light, and the overall layout feels balanced and comfortable. The extended footprint downstairs enhances the sense of flow throughout the home, making it ideal for families looking for extra space without compromising on character or warmth. The floor plan highlights the thoughtful design, with each area working harmoniously to create a home that feels both spacious and inviting.

Warren Road is a sought-after Filton location, known for its friendly community feel and excellent access to local amenities. Just a short distance from Abbey Wood Retail Park, Southmead Hospital, the MOD, and major employers such as Airbus and Rolls-Royce, the property is perfectly placed for professionals.

Agents 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 111.2 m² (1,197 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



To view this property please contact Connells on

T 0117 931 4455
E filton@connells.co.uk

Unit 4 The Shield Retail Centre Link Road Filton
 BRISTOL BS34 7BR

EPC Rating: F Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/FIL309275



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: FIL309275 - 0004