



51 OVERNDALE ROAD
DOWNEND
BRISTOL
BS16 2RW
O.I.E.O £500,000

ANOTHER PROPERTY PROUDLY PRESENTED BY LILY.

A BEAUTIFULLY MODERNISED 1930S BAY-FRONTED HOME, WHERE PERIOD CHARACTER MEETS COLOUR, COMFORT AND A GARDEN FULL OF LIFE.

Located on Overndale Road in Downend, this three-bedroom semi-detached house has been modernised throughout, with the current owners adding plenty of personality along the way. From the colourful touches inside to the wonderfully private garden outside, this is a home that feels both stylish and genuinely lived in.

Stepping through the side entrance, you are welcomed into the hallway, with a useful downstairs W/C to your right, tucked away from the hall acting as a backbone to the downstairs space.

Straight ahead is the living room, which flows seamlessly into the dining room to create a lovely open-plan feel. The bay window to the front fills the living room with natural light, while double doors from the dining room open directly onto the rear garden, making this a particularly sociable space and one that works beautifully when entertaining.

The kitchen sits at the end of the hallway, conveniently positioned alongside the dining room. This galley-style kitchen is fitted with a range of wall and base units, inset sink, oven and hob, with a further door providing direct access to the garden.





DOWNEND HIGH STREET IS JUST A 10-MINUTE WALK AWAY, OFFERING A GREAT CHOICE OF SHOPS, CAFÉS, RESTAURANTS AND EVERYDAY AMENITIES, WHILE BUS STOPS WITH ROUTES INTO BRISTOL CITY CENTRE ARE LESS THAN A FIVE-MINUTE WALK FROM THE FRONT DOOR.

Then there is the garden... arguably one of the real highlights of this home. Set over several levels, it creates a series of secluded spaces to sit, relax and enjoy the outdoors, with a dedicated seating area, lawn, mature planting and splashes of colour throughout. It feels wonderfully private and peaceful, and the current owner tells us it attracts an abundance of wildlife, adding to the feeling that this is a little oasis tucked away at the back of the house. Within the garden is a shed fitted with electricity - perfect for a garden office or storage depending on your needs.

Upstairs, there are three double bedrooms and the family bathroom. The master bedroom is positioned at the rear of the property and enjoys a lovely outlook over the garden, while the remaining two double bedrooms sit to the front.

The property has been carefully considered beyond its aesthetic updates. New windows have been fitted throughout, while additional soundproofing has been added to the front of the house, helping to keep road noise to a minimum.

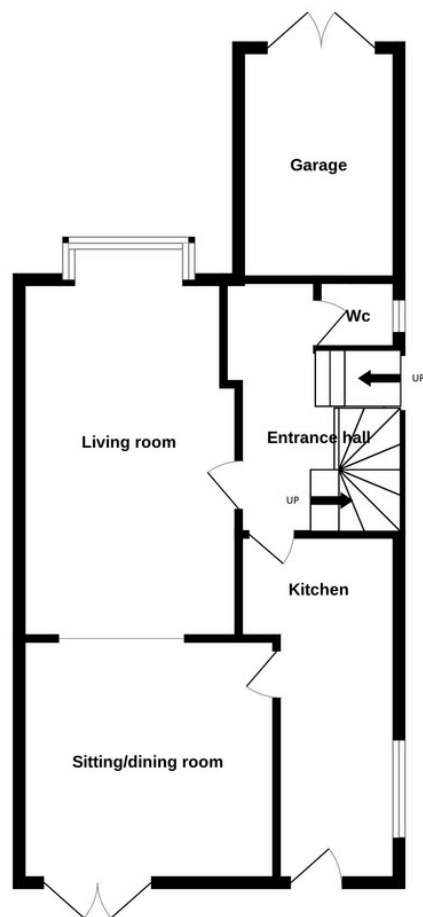
Outside, the front of the property has been transformed with a modern, hard-wearing resin driveway, completed last year with the additional benefit of fitted lights. There is parking for approximately 4+ cars, as well as an electric vehicle charging point. A garage also provides useful additional storage, with part of the original garage having been converted to accommodate the downstairs W/C.



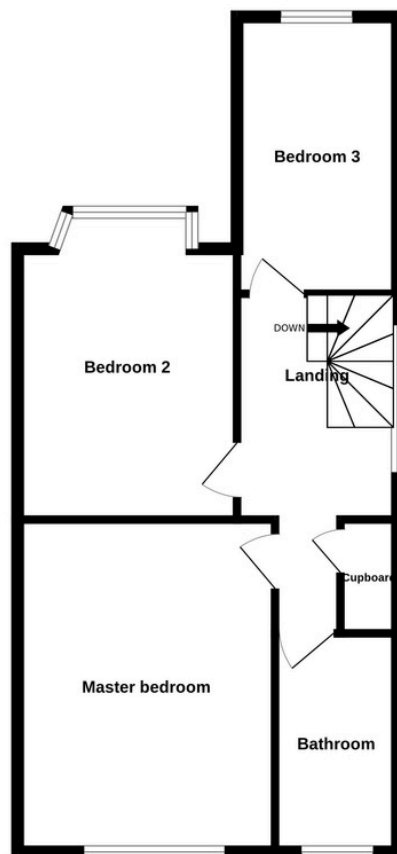




Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

Overdale Road TOL S22 2RW	Energy rating D	Valid until:	29 July 2029
		Certificate number:	8511-7023-3400-3681-9922

Property type: Semi-detached house

Floor area: 102 square metres

Notes on letting this property

Properties can be let if they have an energy rating from A to E.

For more information, please read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

The property's energy rating is D. It has the potential to

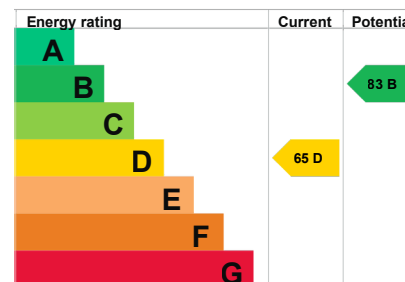
[learn how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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By
Lily

