

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## West Park Road

Downend, BS16 5SQ

£425,000



Council Tax: D



# 6 West Park Road

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£425,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this spacious and well-presented three double bedroom semi-detached family home, occupying a highly convenient position on the borders of Staple Hill and Downend and a short walk to both High streets with their array of shops, coffee shops, restaurants and every day amenities whilst being in close proximity of several well regarded schools to include: Christchurch Infant and Junior schools as well as Downend Secondary school.

For commuters, there are regular transport links into Bristol city centre, while the nearby Bristol to Bath Railway Path provides a popular traffic-free route for cyclists and walkers. The award-winning Page Park is also within easy walking distance, with further green spaces at Oldbury Court, Snuff Mills and Frenchay Common all readily accessible.

The generous accommodation comprises to the ground floor: entrance hallway, cloakroom, a versatile separate reception room ideal as a home office or snug, and a spacious lounge with wood burner and overlooking the rear garden. The lounge flows through to a modern kitchen/diner, creating a sociable and practical family living space.

Upstairs are three double bedrooms and a good-sized family bathroom, with the principal bedroom further benefiting from its own en-suite shower room.

Outside, the front provides off-street parking for approximately two to three vehicles together with useful storage. To the rear is a particularly attractive south-facing garden, enjoying plenty of sunshine

throughout the day. A generous decked seating area provides an excellent space for outdoor dining and entertaining, overlooking the established garden, while a further bike/storage shed can be found to the side.

A superb family home combining generous accommodation, excellent outside space and a highly convenient location close to schools, parks, amenities and transport links.

## ENTRANCE HALLWAY

Access via a composite door, period style radiator, under stair storage cupboard, oak effect laminate flooring, stairs rising to first floor, doors leading to: cloakroom, office/snug and living room.

## CLOAKROOM

Opaque UPVC double glazed window to front, close coupled WC, vanity unit with wash hand basin inset, heated towel radiator, doors leading to: cloakroom, home office and living room.

## HOME OFFICE

12'8" x 7'2" (3.86m x 2.18m)

UPVC double glazed window to front, double radiator.

## LIVING ROOM

14'8" x 14'0" (4.47m x 4.27m)

UPVC double glazed French doors leading out to rear garden, oak effect laminate flooring, feature exposed brick open fireplace with wood burner inset, slate tiled hearth, 2 vertical tubed double radiators, opening leading through to kitchen/diner.

## KITCHEN/DINER

18'6" x 8'4" (5.64m x 2.54m)

Dual aspect UPVC double glazed windows to front and rear, range of fitted wall and base units, laminate work top incorporating 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, space for range oven, space for fridge freezer, space and plumbing for washing machine, extractor fan hood, oak effect laminate flooring, LED downlighters.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Feature triangular window to front, built in cupboard housing Worcester combination boiler, loft hatch, doors leading to bedrooms and bathroom.

### BEDROOM ONE

18'6" x 8'9" (5.64m x 2.67m)

Dual aspect UPVC double glazed windows to front and rear, radiator, door to en-suite.

### EN-SUITE

Opaque UPVC double glazed window to front, pedestal wash hand basin, close coupled WC, corner shower enclosure housing a mains shower system, part tiled walls, heated towel radiator.

## BEDROOM TWO

13'11" x 8'5" (4.24m x 2.57m)

UPVC double glazed window to rear, radiator.

## BEDROOM THREE

12'1" x 11'6" (3.68m x 3.51m)

UPVC double glazed window to front, radiator.

## BATHROOM

UPVC double glazed window to side, suite comprising: P shaped bath with tap/shower mixer attachment, pedestal wash hand basin, close coupled WC, part tiled walls, heated towel radiator, extractor fan.

## OUTSIDE:

### REAR GARDEN

Full width decking providing ample seating space leading to a large lawn with well stocked plant and shrub borders with a variety of trees, 2 security lights, brick built shed to side of property, enclosed by boundary fencing.

### FRONT OF PROPERTY

Driveway laid to brick paving and stone chippings providing off street parking for 2/3 cars, enclosed by boundary wall and fence.



Road Map



Hybrid Map



Terrain Map



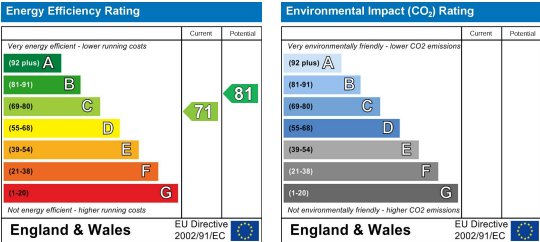
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.