



35 Grove Park Avenue, Bristol, BS4 4JG

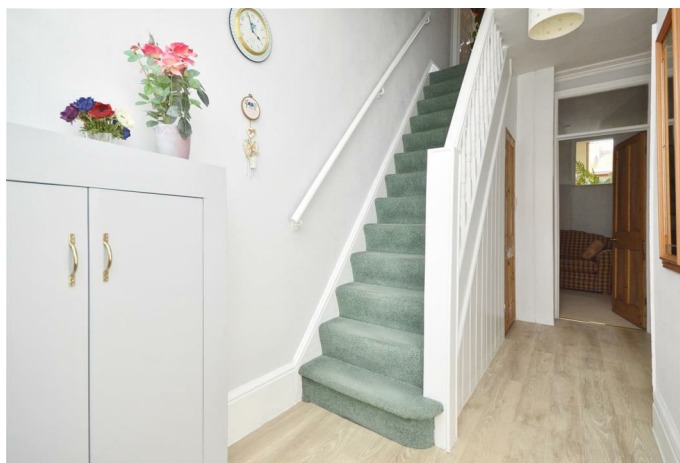
£375,000

Charming Victorian Terrace with Private Garden & Versatile Living Space

A beautifully presented two double bedroom Victorian terrace, situated within a popular cul de sac and enjoying a lovely sense of community. Offering a surprisingly versatile layout, generous upstairs bathroom and a wonderful, mature private garden, this is a home with plenty of character and flexibility. The ground floor boasts a welcoming bay fronted sitting room, complete with a feature fireplace, creating a lovely focal point and a comfortable space to relax. There is also a separate snug/additional reception room, ideal as a guest bedroom, playroom or home office. The dining room flows naturally into the fitted kitchen, with Velux windows bringing in plenty of natural light and offering attractive views over the garden. A useful utility room/WC completes the ground-floor accommodation. Upstairs are two good sized double bedrooms, with the principal bedroom benefiting from a cleverly created study area, partitioned from the main room, providing an ideal space for working from home. The accommodation is completed by a particularly generous bathroom with white suite and over bath shower. Outside, the rear garden is a real highlight. Beautifully planted, established and wonderfully private, it provides a peaceful space to enjoy, entertain and relax, with a variety of mature planting creating a secluded feel. The property is ideally placed for local amenities and is within easy walking distance of Sandy Park Road, with its independent shops, cafés and popular local spots including

The Deli, Kin and Grape & Grain. Holymead Primary School is also just a short walk away, while commuter routes into the city are readily accessible via the A4 Bath Road.

Entrance Hallway

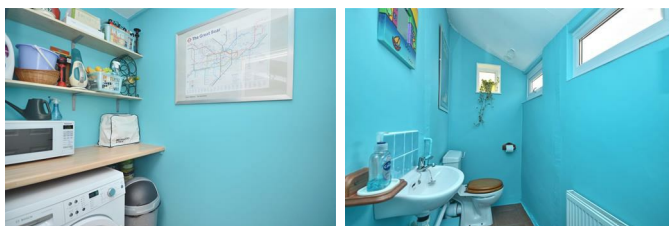


Snug

9'11 x 7'7 (3.02m x 2.31m)



Utility/Downstairs W.C



Sitting Room

14'1 max x 12'3 (4.29m max x 3.73m)



Landing

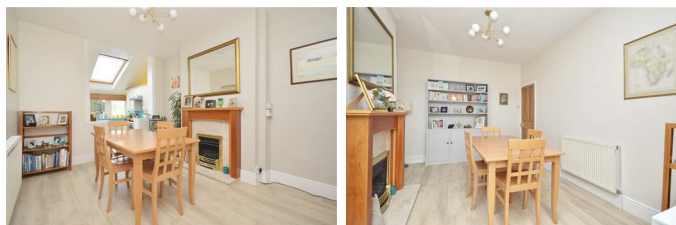
Master Bedroom

15'1 x 12'2 (4.60m x 3.71m)



Dining Room

13'6 x 10'6 (4.11m x 3.20m)



Study

6'7 x 4'2 (2.01m x 1.27m)



Kitchen

13'11 x 6'6 (4.24m x 1.98m)



Bedroom Two

13'5 x 10'6 (4.09m x 3.20m)



Bathroom

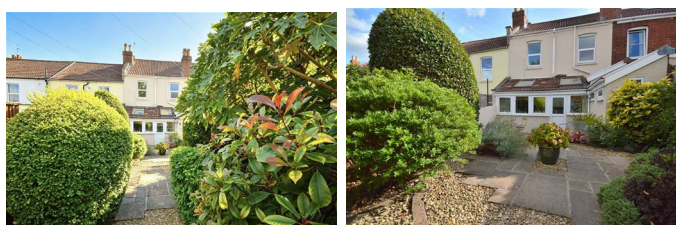
10'2 x 7'2 (3.10m x 2.18m)



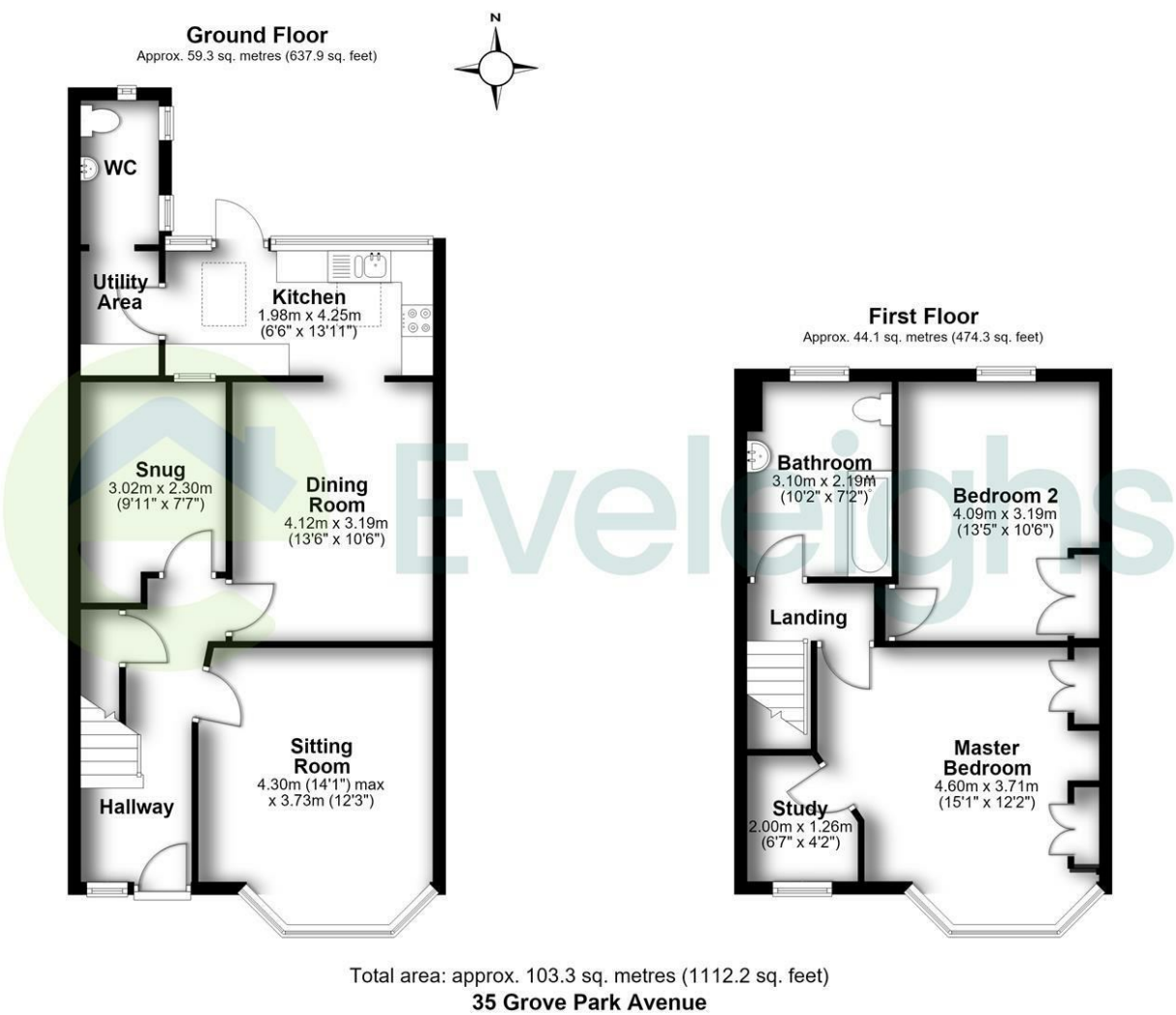
Rear Garden



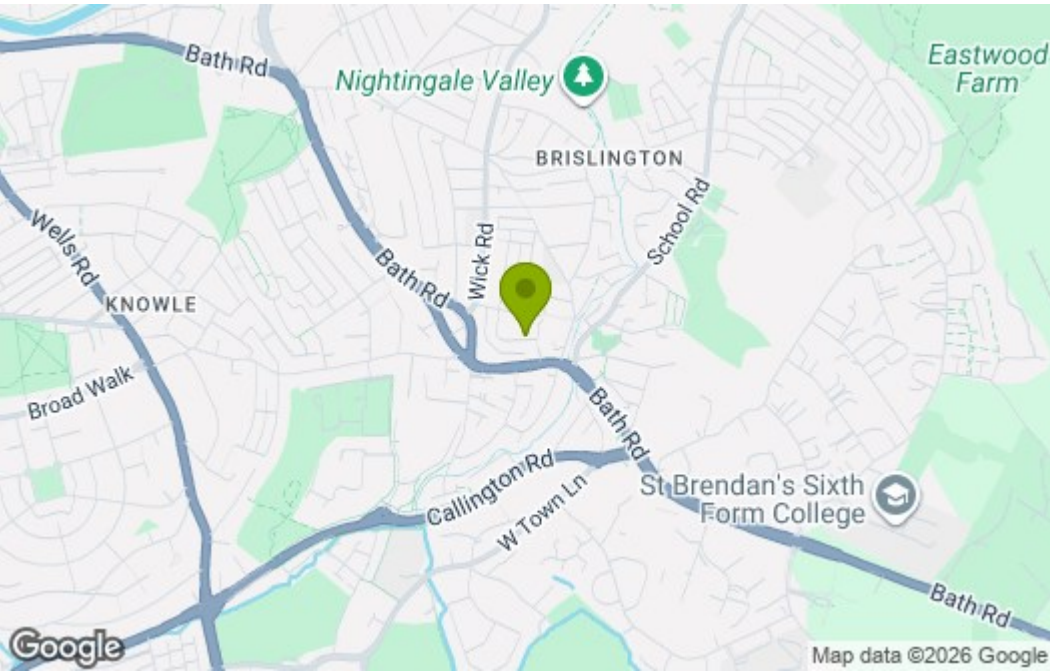
Rear Elevation



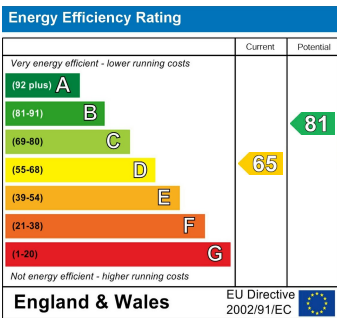
Floor Plan



Area Map



Energy Efficiency Graph



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