



6 West Park Road

Downend, Bristol, BS16 5SQ

Asking Price £475,000



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Matthews & Co are pleased to promote this Three Double Bedroom Family Home set within a very popular location nestled within the Staple Hill / Downend borders

This semi-detached family home is conveniently positioned for infant & junior schools such as Christchurch and for secondary school all within walking distance is Downend High School & Mangotsfield Secondary School, for major commuting there is a transport links in to the city centre from both Staple Hill High & Downend High St, the Bristol cycle path will offer cyclists an easy commute in to Bristol or out to Bath.

Nestled between two high streets this property is complimented by an abundance of amenities including a wide variety of independent shops, supermarkets, library, restaurants, coffee shops, doctors surgeries and dentists, to accommodate all ages.

The award winning Page Park is situated within easy walking distance of the property and provides excellent outdoor recreational facilities for people of all ages and interests, further open green spaces such as Oldbury Court, Snuff Mills & Frenchay common are all within a short drive or walking distance if you have any four legged friends.

Comprising of:
Entrance hallway, downstairs W.C, reception room / office, large lounge area over looking the garden, opening up in to a modern Kitchen / Diner, to the first floor you will find 3 double bedrooms a good sized family bathroom, the master bedroom is an en suite shower room.

Outside to front, off street parking for 2/3 vehicles, storage shed and an outside tap

Outside to rear, the garden is south facing with the sun all day, enclosed by fencing and a brick wall to sides and rear, a decked area offers a large seating area whilst over looking the established garden area, to the side return is a bike shed / storage shed.

Hallway

Lounge
15.4 x 13.11 (4.57m.1.22m x 3.96m.3.35m)

Kitchen/Dining room
18 x 9 (5.49m x 2.74m)

Reception 2/ Office
12.8 x 7.2 (3.66m.2.44m x 2.13m.0.61m)

Downstairs wc

Landing





Bedroom One
18.5 x 8.9 x 13.3 (5.49m.1.52m x
2.44m.2.74m x 3.96m.0.91m)

Ensuite to Bed 1

Bedroom Two
13.11 x 8.5 (3.96m.3.35m x
2.44m.1.52m)

Bedroom Three
38'0" x 26'10" (11.6 x 8.2)

Bathroom
7.1 x 5.6 (2.13m.0.30m x
1.52m.1.83m)



Floor Plan



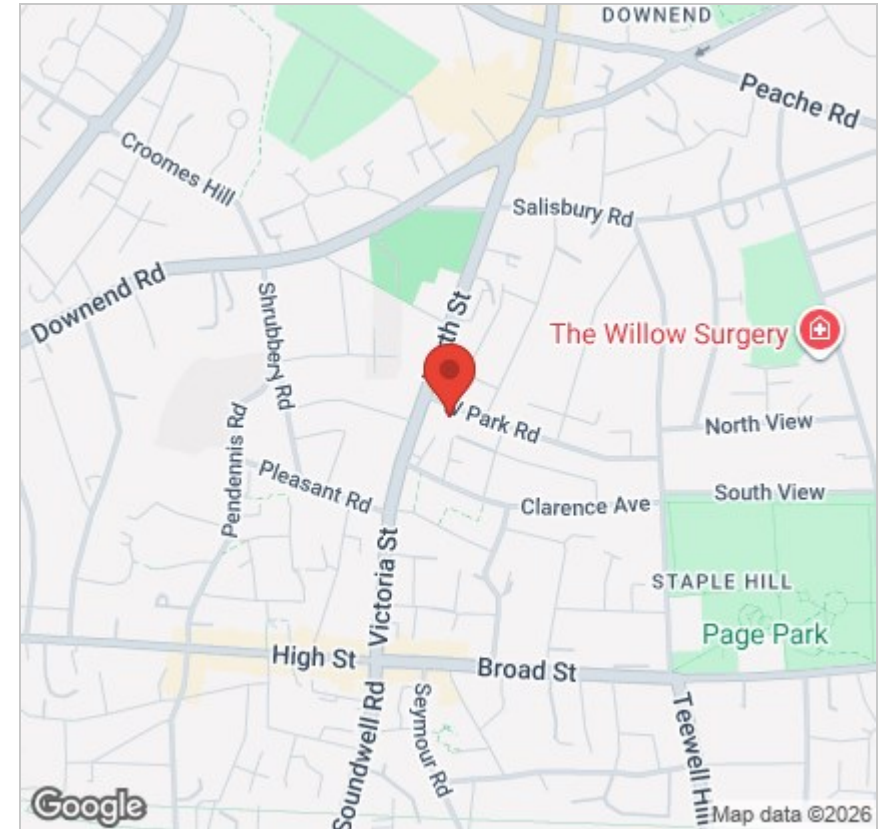
Viewing

Please contact our Knowle Office on 01179 711417 if you wish to arrange a viewing appointment for this property or require further information.

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298 Wells Road, Knowle, Bristol, BS4 2QG

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	