



40, Long Beach Road, Longwell Green,  
Bristol, South Gloucestershire, BS30 9UJ

£550,000

Offered for sale with NO ONWARD CHAIN, this well-presented four-bedroom detached home is ideally situated on the edge of a local nature reserve, while remaining conveniently close to a range of amenities, schools, and retail facilities—making it perfect for a growing family. The spacious accommodation briefly comprises an entrance lobby leading into a welcoming hallway, a cloakroom, and a bright living room which opens via an archway into the dining room. The dining area features sliding doors that overlook and provide access to the rear garden, creating an ideal space for entertaining. The modern kitchen/breakfast room is generously sized and fitted with integrated appliances, along with ample space for a table and chairs—perfect for everyday family living. To the first floor, the principal bedroom benefits from its own en-suite shower room. There are three further well-proportioned bedrooms and a contemporary family bathroom fitted with a modern white suite. Externally, the property offers a single garage and a driveway providing off-road parking for several vehicles. To the rear, there is a generous, enclosed, and private garden. Additional benefits include uPVC double glazing and gas central heating, with a Worcester boiler installed in July 2025. Ideally located for access to both Bristol and Bath city centres, early viewing is highly recommended to fully appreciate all this property has to offer.



### Entrance

The entrance to the property is through a hardwood door with obscure glazed panel to the entrance lobby.

### Entrance Lobby

5' 0" x 2' 8" (1.53m x 0.82m)

Obscure glazed door to the entrance hallway.

### Entrance Hallway

Staircase to the first floor, Oak flooring, coving, radiator, door into the cloakroom.

### Cloakroom

3' 10" x 2' 7" (1.17m x 0.78m)

Upvc double glazed obscure window to the front, Low level WC, corner wash hand basin, tiled splash backs, radiator, coving.

### Lounge

18' 2" x 12' 4" max (5.54m x 3.76m)

Upvc double glazed window to the front, feature fireplace with gas fire, Oak flooring, coving, TV point, telephone point, wall lights, double radiator, archway to the dining room.

### Dining Room

11' 3" x 7' 6" (3.42m x 2.28m)

Sliding patio doors to the rear, Oakwood flooring,

double radiator, coving, door into the kitchen, breakfast room.

### Kitchen/Dining Room

17' 9" x 11' 3" (5.40m x 3.42m)

Upvc double glazed window and French doors to the rear, range of wall and base units with granite worktops and tiled splash backs, composite sink unit with mixer tap, integrated fridge, integrated freezer, integrated dishwasher, integrated tumble dryer, concealed 'Worcester' boiler fitted 07/25, fitted cooker, stainless steel cooker hood, space for an American style fridge/freezer, inset spot lights, tiled flooring, double radiator, space for a table and chairs, door into the garage.

### Landing

Door to the airing cupboard, access to loft space, doors into the bedrooms and family bathroom.

### Bedroom One

12' 6" x 8' 9" (3.81m x 2.66m)

Upvc double glazed window to the rear, double radiator, door into the ensuite, access to loft room.

### En Suite

8' 9" x 3' 10" max (2.66m x 1.16m)





Upvc double glazed obscure window to the side, low level WC, pedestal wash hand basin, double shower cubicle, radiator, extractor fan.

#### **Loft Room**

Pull down loft ladder, Velux window, power, light. and carpeted.,

#### **Bedroom Two**

12' 6" x 8' 11" (3.80m x 2.71m)

Two Upvc double glazed window to the front, double radiator, over stair storage cupboard.

#### **Bedroom Three**

12' 1" x 9' 1" (3.68m x 2.78m)

Upvc double glazed window to the rear, radiator, coving.

#### **Bedroom Four**

16' 3" x 9' 6" (4.96m x 2.89m)

Upvc double glazed window to the rear, range of mirror front wardrobes, radiator, coving.



#### **Bathroom**

6' 2" x 5' 7" (1.88m x 1.70m)

Upvc double glazed obscure window to the rear, 'P' shaped panel bath with electric shower over, pedestal wash hand basin, radiator, tiled flooring, fully tiled walls.

#### **Garage**

17' 6" x 9' 4" (5.33m x 2.84m)

Up and over door, power and light supply, courtesy door to the kitchen.



#### **Front Garden**

The front garden is enclosed by boundary hedging with a lawned area and a driveway for several cars leading to a single garage. There is gated access to the side of the property which leads to the rear garden.



#### **Rear Garden**

The rear garden is enclosed and private, mainly laid to lawn and patio with flower and shrub borders, outside lighting and water tap.

Tenure Freehold, Local Authority South Gloucestershire, Council Tax band Band C

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.