

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Oakdale Road

Downend, Bristol, BS16 6DS

£575,000



Council Tax:



# 40 Oakdale Road

Downend, Bristol, BS16 6DS

£575,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this double bay fronted, extended halls adjoining semi-detached property which is located in one of Downend's most popular roads.

The property is positioned within easy walking distance of Bromley Heath Junior and Primary schools and amenities, whilst being situated conveniently for access onto the Avon ring road and for excellent transport links into the city centre.

The amenities of Downend include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dental practices.

In our opinion this property would ideally suit a growing family or those seeking home work space due to the spacious and versatile accommodation it has to offer.

The accommodation comprises to the ground floor; entrance hall, cloakroom, lounge with feature fireplace. a separate extended dining room with patio doors leading into the rear garden and a kitchen with an integral oven and hob.

To the first floor there is a family bathroom with an over bath shower and two double bedrooms and a generous sized single bedroom. A staircase leads to two additional bedrooms on the second floor.

Externally to the front of the property there are off street parking spaces for several cars and a single size garage with power and light. The established level garden situated to the rear is approximately 100ft in length and is mainly laid to paved patio and lawn.

Additional benefits include double glazed windows and gas central heating.

An early internal inspection is highly recommended to fully appreciate what this super family home has to offer.

## ENTRANCE

Via a part opaque glazed composite door, leading into an entrance hall.

## ENTRANCE HALL

Understairs storage cupboard, radiator, wooden floor, spindled staircase leading to first floor accommodation and doors leading into all ground floor rooms.

## CLOAKROOM

White suite comprising W.C and wash hand basin, half tiled walls.

## LOUNGE

14'6" into bay x 13'0" (4.42m into bay x 3.96m)  
uPVC double glazed bay window to front, ceiling rose, coved ceiling, feature fireplace housing a gas coal and flame effect fire, TV aerial point, radiator, laminate floor.

## DINING ROOM

24'4" x 9'4" narrowing to 8'4" (7.42m x 2.84m narrowing to 2.54m)

Two opaque double glazed windows to side, two radiators, double glazed sliding patio doors leading into rear garden and door leading into kitchen.

## KITCHEN

16'7" x 9'5" (5.05m x 2.87m)

Double glazed window to rear, single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating an integral stainless steel double electric oven with four ring gas hob with extractor fan over, plumbing for a dishwasher, space for an under the counter fridge, roll edged worksurface and breakfast bar, storage cupboard housing plumbing for washing machine and space for tumble dryer, two radiators, half double glazed door leading into rear garden.

Tel: 0117 956 1234

## FIRST FLOOR ACCOMMODATION

### LANDING

Spindled balustrade, spindled staircase leading to first floor accommodation and doors leading into all first floor rooms.

### BEDROOM ONE

16'6" into bay x 11'7" (5.03m into bay x 3.53m)  
uPVC double glazed bay window to front, radiator.

### BEDROOM TWO

11'3" x 9'9" (3.43m x 2.97m)  
Double glazed window to rear, range of fitted wardrobes with over head storage cupboards housing a boiler supplying gas central heating and domestic hot water, radiator, laminate floor.

### BEDROOM THREE

9'2" x 7'4" (2.79m x 2.24m )  
uPVC double glazed bay window to front, radiator.

### BATHROOM

7'3" x 5'5" (2.21m x 1.65m)  
Opaque double glazed window to rear, suite comprising; W.C. wash hand basin and panelled twin gripped bath with a Mira over bath shower, mostly tiled walls, tiled floor, radiator.

## SECOND FLOOR ACCOMMODATION

### BEDROOM FOUR

14'4"x 13'6" (4.37mx 4.11m)  
Velux window to side, ceiling with recessed spot lights, under eave storage cupboard, radiator, door leading into adjoining room.

### BEDROOM FIVE

9'5" x 7'5" (2.87m x 2.26m)  
uPVC double glazed window to rear, radiator.

### LANDING

Doors leading into both bedrooms.

### OUTSIDE

#### FRONT

Laid to loose chippings and driveway providing off street parking spaces.

#### GARAGE

Single sized with metal up and over door and power and light.

#### REAR GARDEN

Approximately 100ft in length. Paved patio leading to an area which is mainly laid to lawn and displayed with established trees and shrubs, outside storage cupboard, water tap, garden surrounded by wooden fencing, courtesy door leading into garage.



## Road Map



## Hybrid Map



## Terrain Map



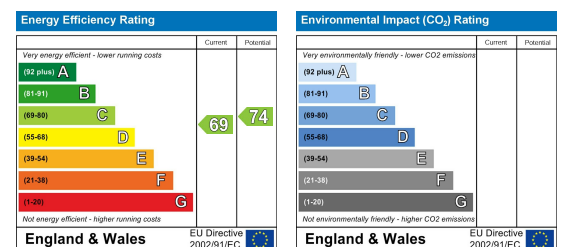
## Floor Plan



## 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.