



39 Broadoak Road

Langford, Bristol

A well-presented four bedroom detached family home situated in the popular village of Langford, offering spacious and versatile accommodation, integral garage, driveway parking and a private rear garden. Features include a modern kitchen/dining room with French doors to the garden, integrated appliances, built-in wardrobes to the principal bedroom, and a sunny patio seating area ideal for morning coffee and evening entertaining.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

All Mains Services

- Detached four bedroom family home
- Approx. 1075sq.ft accommodation and garaging
- Kitchen/dining room with French doors to the garden
- Principal bedroom with built-in wardrobes
- Family bathroom and downstairs WC
- Rear garden mainly laid to lawn with mature shrub and tree borders
- Integral garage
- Driveway parking
- Popular village location
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







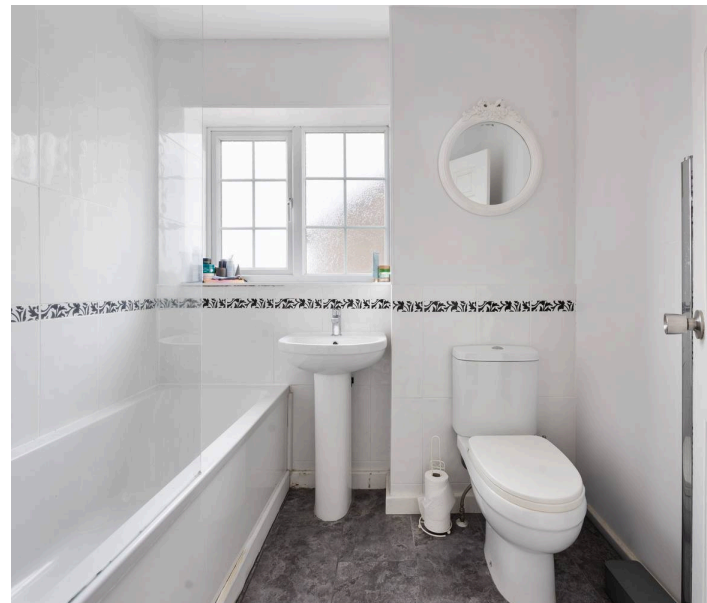
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The ground floor comprises a welcoming entrance hall with cloakroom/WC, a spacious lounge filled with natural light, and a well-appointed kitchen/dining area. The kitchen is thoughtfully designed with an integrated double oven, gas hob, integrated wine fridge and space for an American-style fridge freezer. Positioned to the rear of the property, the kitchen sink overlooks the garden, while French doors from the dining area open directly onto the patio and rear garden, creating an ideal indoor-outdoor living space.

The integral garage, with electric roller door, is accessed directly from the hallway, offering excellent storage and potential for conversion into additional living accommodation, subject to the necessary consents.

Upstairs, the property offers four good sized bedrooms and a family bathroom. The generous principal bedroom benefits from built-in wardrobes, while the remaining bedrooms provide flexible space for children, guests, home working or hobbies.



Externally, the property features a driveway with ample off street parking, front lawned garden and an enclosed rear garden offering a good degree of privacy.

The rear garden is mainly laid to lawn with mature shrub and tree borders, creating an attractive and established outdoor space. The patio seating areas enjoy both morning and evening sun, making it the perfect spot for a morning coffee or outdoor dining and entertaining later in the day.

Location

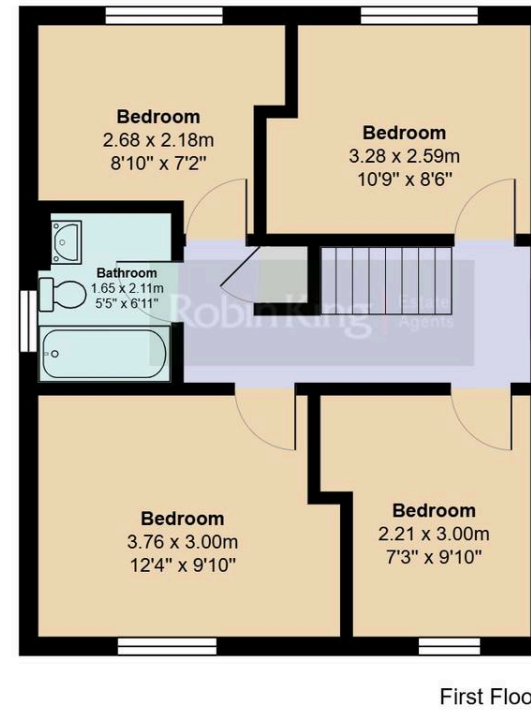
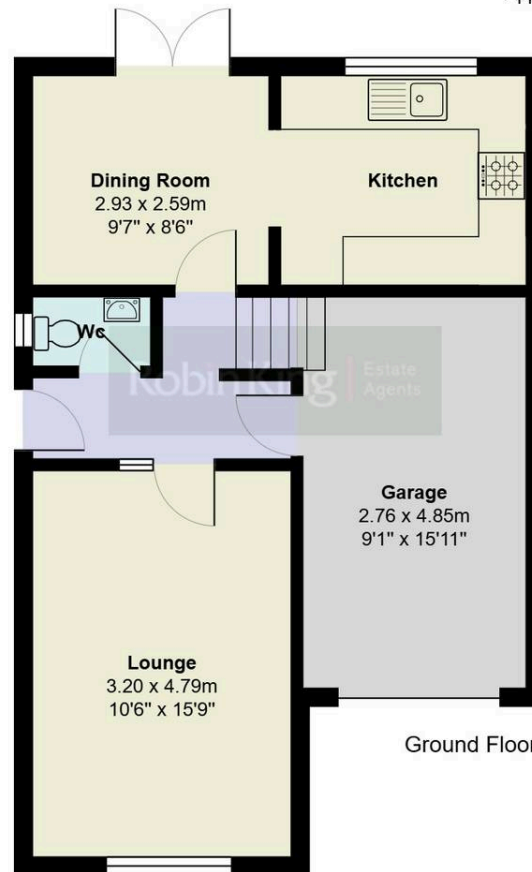
Langford offers local shopping and social facilities with a more comprehensive range of shops available at the nearby villages of Congresbury and Winscombe. There is a large, modern medical practice in the village and a handy petrol station and mini-market close by. Primary schooling is available in the village and the well-regarded Churchill Academy and Sixth Form. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available and junctions 20 and 21 of the M5 motorway each around 9 miles away for access to Bristol and beyond. Bristol International Airport is within 6 miles. The village of Yatton (approximately 4 miles distant) has a mainline railway station with direct services to London. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses.



Broadoak Road, Langford, BS40

Approximate Gross Internal Area (excluding garage) 85.3 sq m / 918 sq ft

Total Area 99.9 sq m / 1075 sq ft



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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.