MAGGS & ALLEN

34 METFORD ROAD

REDLAND, BRISTOL, BS6 7LD

£895,000

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A pristine example of a four-bedroom, 1930s family home located on a popular road within the Redland Green School catchment area. Having been expertly-modernised by the current owners, the property boasts high-quality fittings, an extended kitchen, loft extension, off-street parking and a generous rear garden.

Vendor's Comments

"This has been our home for 35 years. We have brought up our family here. We are in the heart of a lovely neighbourhood close to great schools, parks, the Downs and shopping, We have always enjoyed living on this quiet road but being so close to everything Bristol has to offer. We are only leaving to move near our family in another part of the country."

Ground Floor

Double uPVC doors open into a useful entrance vestibule, which in turn opens to the the entrance hall via an original front door. Featuring solid wood flooring throughout, the hallway provides access to the principal rooms, staircase and understairs storage cupboard.

The first of the reception rooms is a generous, bay-fronted sitting room which is bathed in natural light throughout the day and boasts solid wood flooring, picture rails and a feature fireplace.

Towards the rear of the house, the second reception room has been knocked through to create a beautiful, open-plan living/dining space complete with a wood-burning stove, picture rails, and bi-folding doors opening to the rear garden. Useful, floor-to-ceiling units have also been installed in the lead up to the kitchen, providing extra storage and a utility cupboard with space for a washing machine and tumble dryer.

The kitchen is open-plan to the second reception room, and comprises a range of wall and base-mounted units with shaker style fronts, quartz work surfaces and beautiful, quartz upstands. Integrated appliances include an electric oven and grill, induction hob with extractor, dishwasher and undermount sink. Downlights, two windows and a skylight ensure the space is bright and airy throughout the day, and a side door opens to the rear garden.

First Floor

Ascending to the first floor landing, you will find three bedrooms and a family bathroom.

Bedrooms 2 & 3 are generous doubles, with both benefiting from built-in wardrobes, picture rails and original, stripped floorboards. Bedroom 4 is a well-sized single, and would make an ideal home office or study.

Completing the first floor is a recently-modernised, three-piece family bathroom encompassing a toilet, sink with vanity unit, bath with mains shower over and tiled walls and flooring.

Second Floor

A dog-leg staircase rises from the first floor landing to a converted loft with dormer extension; creating a spacious master bedroom with built-in storage, wooden flooring, twin skylights and a large window overlooking the rear garden. A door opens to a well-appointed, en-suite shower room comprising a toilet, sink and shower unit.

Externally

From Metford Road, a block-paved driveway bordered by hedgerows to both sides provides off-street parking for two cars, and a side gate gives access to the rear garden.

The rear garden is generously-sized and immaculately-maintained by the current owners. It is predominantly laid to lawn, complemented by beautifully-manicured perimeter borders and two patio areas - one accessed directly from the bi-folding doors, and the other situated at the end of the garden, enjoying sunlight throughout the day.

Location

A fabulous area, and unsurprisingly amongst Bristol's most popular destinations; Redland exudes historic charm with its Victorian and Edwardian architecture. Lovely green spaces like Cotham Gardens and Redland Green provide peace and quiet, while independent shops and cafés offer a unique local experience.

Chandos Road is famous for its array of highly regarded eateries, including Snobby's and the Michelin Star Wilson's, whilst neighbouring Westbury Park - on its doorstep - offers an selection of popular cafes and restaurants both on Coldharbour Road and North View including the impressive Little French.

Cultural richness thrives with art galleries and theatres, whilst Redland is also home to Bristol University and Redland Green School, meaning it is an academic hub within the city.

Redland's location ensures easy transportation access, making it a gateway to explore Bristol and beyond.

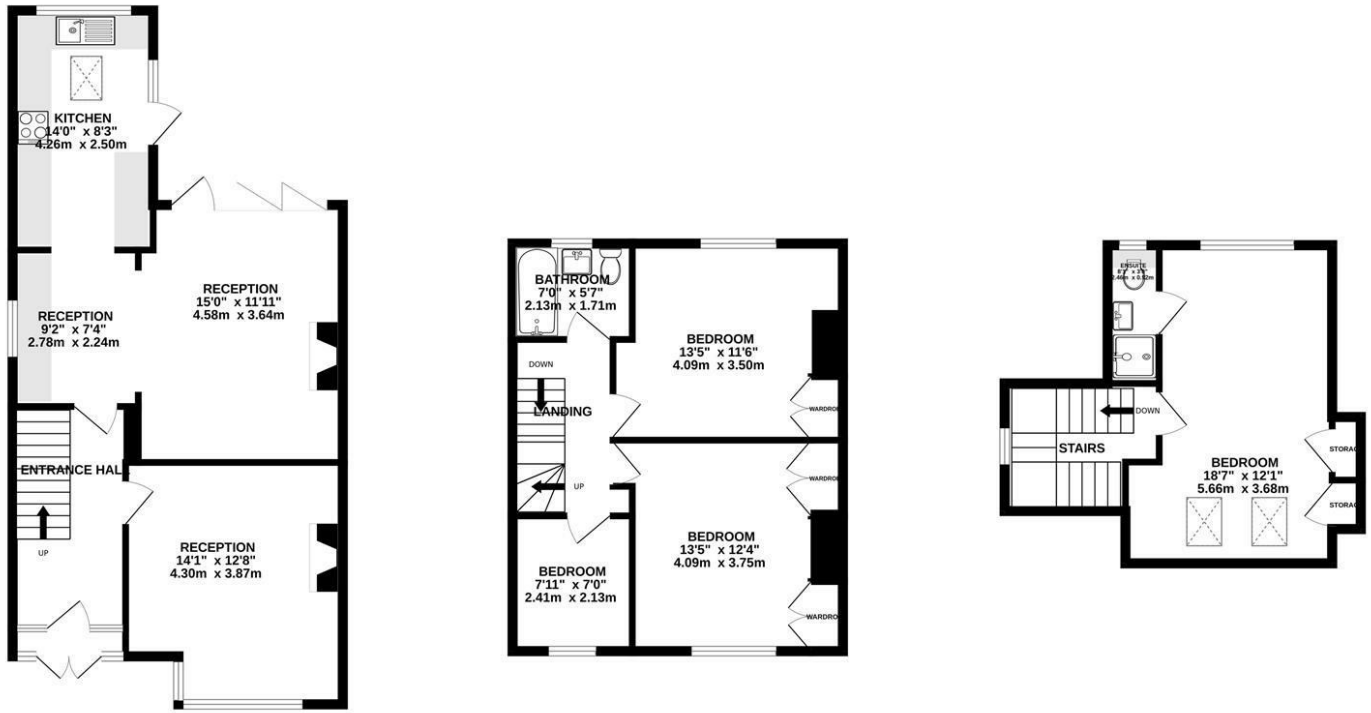
Schools

Redland Green School - 0.21 miles
Westbury Park School - 0.28 miles
St Bonaventure's Catholic Primary School - 0.35 miles
Bishop Road Primary School - 0.57 miles
Henleaze Infant & Junior School - 0.57 miles

GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.

2ND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Semi-detached, 1930s family home
- Four generous bedrooms, including a master with en-suite to the second floor
- Open-plan, modernised kitchen/dining space with bi-folding doors to the garden
- Sizeable, bay-fronted sitting room
- Generous rear garden with side access and two patio areas
- Block-paved driveway providing off-street parking for two vehicles
- Some original features retained
- Located on a quiet, popular road within the Redland Green School catchment area

Guide Price: £895,000

Tenure: Freehold

Council Tax Band: D

EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

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