

Howell Road, EX4

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Howell Road, EX4

A beautiful spacious home, full of charm and style, situated close to the city centre, university, college and train stations. The property has four bedrooms, two reception rooms and a gorgeous kitchen. There is also a generous garden, parking and garage.

- A stunning city centre home
- Perfectly positioned for the college, university & train stations
- Four double bedrooms
- Full of original features & charm
- Two large reception rooms
- Gorgeous kitchen with a walk-in pantry
- Large rear garden with home office
- Driveway & off-street parking
- Bathroom & downstairs W.C
- Wonderful finish throughout



This wonderful home is perfect for families of all ages and sizes. Howell Road is positioned perfectly in the popular St. Davids Area, close to the High Street, university, college and main train stations on the Paddington and Waterloo lines.

The internal accommodation has been superbly styled by the current owners, combining the gorgeous character features with a modern, high quality finish. There are many original features throughout including doors, picture rails, lovely fireplaces and the beautiful leaded light windows. The kitchen has gorgeous herringbone flooring and there is engineered oak flooring in the large hall. This truly is a home with both quality and quantity in equal measure.

The front door leads in to a small entrance hall with original red clay tiling and space for coats and shoes, a door leads into the larger main hall with doors to all rooms and a beautiful staircase to the first floor. ►



- ▶ The living room is a large room with a fantastic bay window to the rear, overlooking the garden. There is an open fire with tiled surround and exquisite original double doors out to the veranda, which is sheltered and has clay tiled flooring. The dining room is a generous size and has a window overlooking the rear garden.

The stunning kitchen is designed with bespoke wall and base units with composite work surfaces and a fantastic island unit with a custom zinc work surface. There is a fitted dishwasher, range style oven/hob and a feature wall with exposed masonry. There is a window and door to the front and access to the walk-in pantry with plenty of storage space and a window to the side. Completing the downstairs accommodation is the cloakroom, with tiled walls and a window to the side.

The first floor is access by a lovely staircase leading to the open and light landing, with a window to the side. Bedroom one is a large double room with a curved, south-west facing bay window overlooking the rear garden and ornamental fireplace with tiled hearth. Bedrooms two and three are also large double rooms, bedroom two has a window to the rear and bedroom three to the front. Bedroom four is a smaller double room with a door recess giving good storage, there is also a window to the front. Finally the spacious bathroom, which has a bath and separate walk-in shower. There is a W.C and sink unit with period mirror unit, half tiled walls and two windows to the side.

Externally, there is a driveway to the front with with a large patio area that could create more off street parking. The garage has light, power and original sliding doors. There is also another little area near the front door for bins etc. The rear garden is a generous lawned area with direct access out to New North Road and an insulated home office with light, power and WiFi. There is also a storage shed and a raised patio area accessed via the veranda.

This gorgeous house represents a wonderful opportunity to acquire a quality, characterful home, situated moments away from the city centre. Viewing is highly recommended.





LOCATION

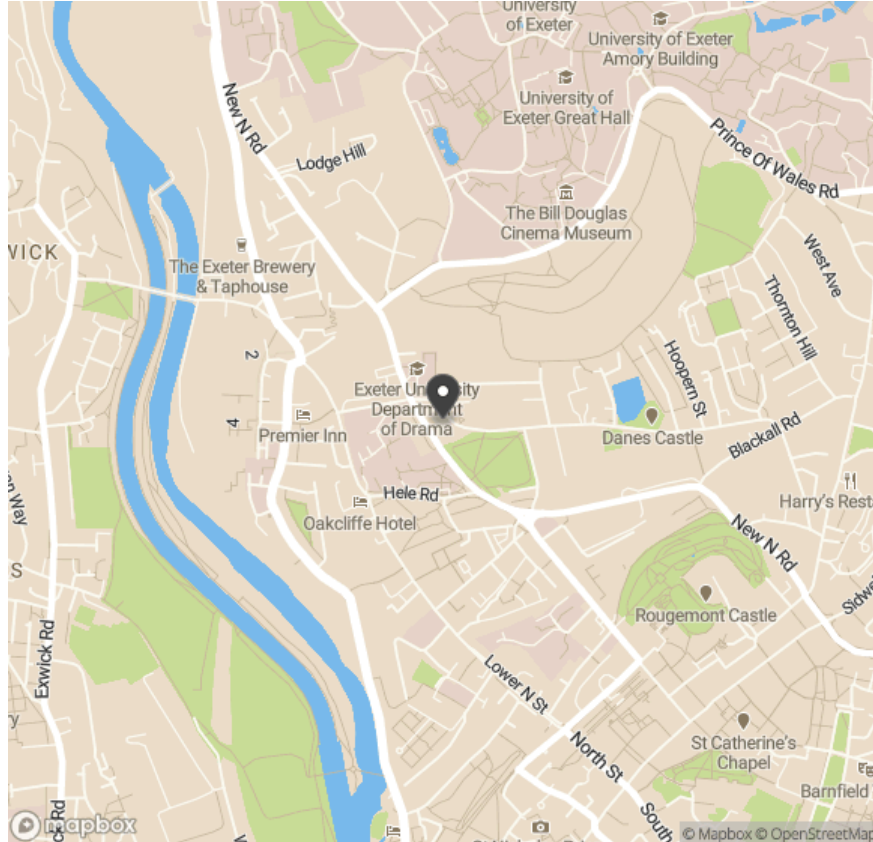


Property location

ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: 58

Potential: 71



FLOOR PLAN

1830 sq ft (170 sq m)



TOTAL FLOOR AREA : 1931 sq.ft. (179.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, nooses 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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