

# HUNTERS®

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## Sandringham Avenue

Downend, Bristol, BS16 6NL

£500,000



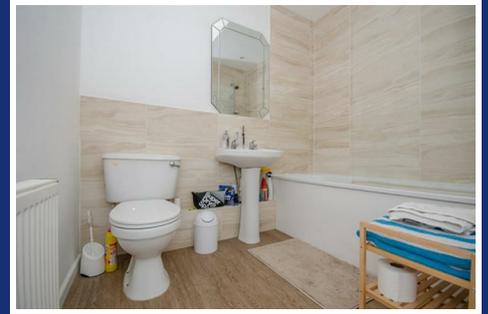
Council Tax: D



# 46 Sandringham Avenue

Downend, Bristol, BS16 6NL

£500,000



## DESCRIPTION

A beautifully improved detached bungalow located in the highly sought-after residential area of Bromley Heath, just a short walk from Downend High Street, offering a wide range of shops, cafés, and restaurants, whilst offering excellent transport links.

The well-presented accommodation comprises an entrance hallway, a spacious lounge/diner with skylight lantern window and bi-fold doors opening onto the rear garden, three bedrooms, including a master bedroom with en-suite shower room, a modern family bathroom, and a fitted kitchen with built-in oven and hob, integrated dishwasher, and fridge-freezer and a convenient built-in utility cupboard.

Externally, the property benefits from a generous lawned rear garden with a patio area, providing ample space for outdoor seating and entertaining. Additional features include a garage and a driveway offering off-street parking for up to four vehicles.

## ENTRANCE HALLWAY

Access via composite opaque double glazed door, skylight window, built in storage cupboard with hanging rail, radiator, loft hatch with pull down ladder, radiator, oak effect Karndean flooring, built in airing cupboard housing Worcester combination boiler, doors leading to bedrooms, kitchen and bathroom.

## BEDROOM ONE

14'7" x 12'0" (4.45m x 3.66m)

UPVC double glazed bay window to front, TV point, radiator, door to en-suite.

## EN-SUITE

Opaque UPVC double glazed window to side, close coupled WC, wall hung wash hand basin, shower enclosure with glass sliding door and housing mains controlled shower system, extractor fan, warm air convector heater.

## BEDROOM TWO

12'2" x 11'7" (3.71m x 3.53m)

UPVC double glazed window to front, double radiator.

## BEDROOM THREE

11'3" x 10'10" (3.43m x 3.30m)

UPVC double glazed window to rear with matching door out to rear garden, oak effect laminate flooring, radiator.

## BATHROOM

Velux window to rear, twin gripped panelled bath with glass shower screen, tap/shower mixer attachment, pedestal wash hand basin, close coupled WC, part tiled walls, radiator, LED downlights.

## KITCHEN

13'1" x 10'2" (3.99m x 3.10m)

Opaque UPVC double glazed window to side, range of fitted wall and base units, laminate work top incorporating 1 1/2 composite sink bowl unit with mixer tap, built in double electric oven and induction hob, extractor fan hood, integrated fridge-freezer and dishwasher, tiled splash backs, double radiator, Karndean wood effect flooring, built in utility cupboard with space for washing machine and tumble dryer, opening leading through to lounge/diner.

## LOUNGE/DINER

16'9" x 11'4" (5.11m x 3.45m)

Skylight lantern, bi-folding doors leading out to rear garden, oak effect Karndean flooring, 2 double radiators, LED downlighters.

## OUTSIDE:

### REAR GARDEN

Good sized patio leading to a large well tended lawn, plant and shrub borders, 2 outside lights, water tap,, courtesy door to garage, enclosed by boundary fencing.

### GARAGE

Single garage with up and over door.

### DRIVEWAY

Brick paved driveway providing off street parking for 4 cars.



## Road Map



## Hybrid Map



## Terrain Map



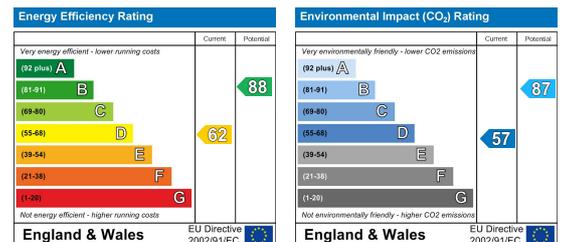
## Floor Plan



## 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.