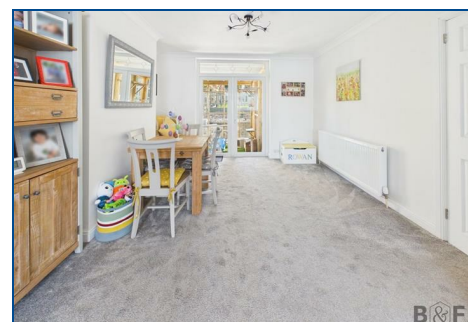
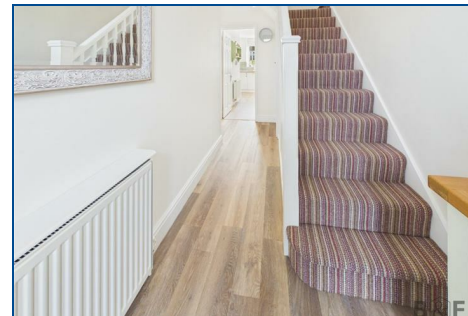
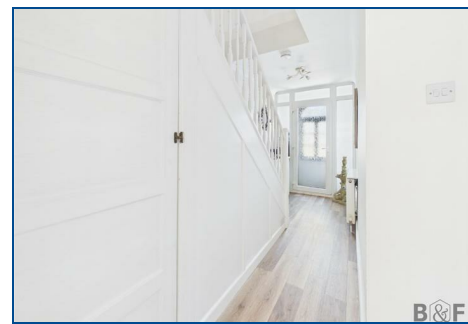


Brunt & Fussell

t: 01179566004 e: info@bruntandfussell.co.uk www.bruntrandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Four Generous Bedrooms
- Recently Fitted Kitchen Family Room
- Ensuite
- Cloakroom
- Garage and Parking
- Double Storey Extension
- Family Bathroom
- Two Reception Rooms
- Excellent Order
- Super Family Home

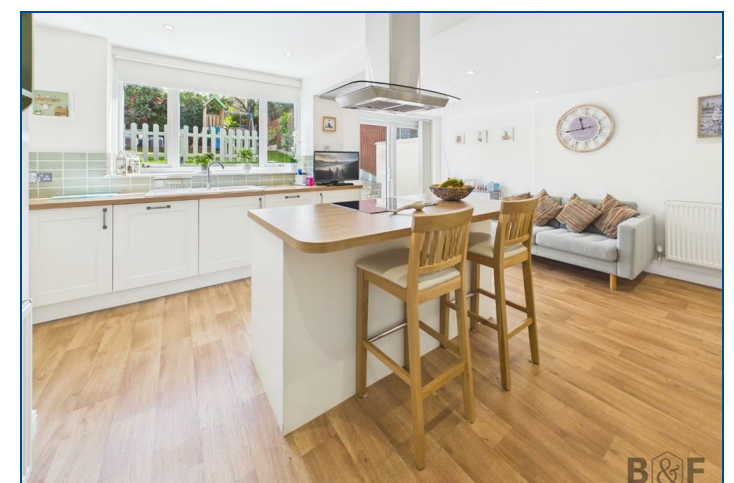
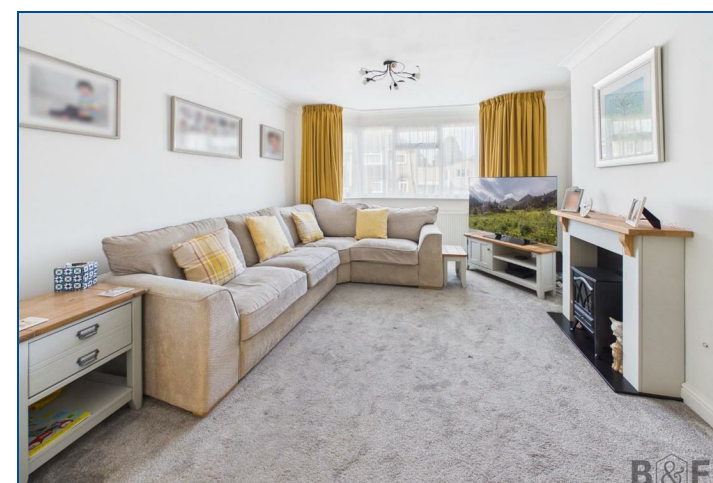
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	47	81
EU Directive 2002/91/EC		

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.



41 Heath Road, Downend, Bristol, BS16 6HF
£595,000



- Storm Porch
- Hallway
- Cloakroom (currently storage)
- Living Room
- Dining Room
- Kitchen/Family Room
- Garage/Utility Room
- Landing
- Bedroom One
- Ensuite
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family Bathroom
- Outside
- Ample Off-Street Parking
- Enclosed Garden

Situated on one of Downend's most sought after roads, is this immaculately presented four bedroom extended family home with lovely mature enclosed garden, garage and ample off-street parking. The property comprises storm porch, hallway, cloak room (currently being used as storage), living room, dining room, extended kitchen/family room, courtesy door to garage and utility area. On the first floor there are four generous bedrooms (master with ensuite) spacious landing and the family bathroom. Other benefits included gas central heating and uPVC double glazing. This splendid home is a short walk from Bromley Heath School, Sandringham Public House and local shops. There are good bus routes and it is a short commute to the ring road and motorway network. For those of you that cycle the Bristol to Bath cycle path is close by. We fully recommend an early viewing to avoid disappointment. Energy Rating Band E. Council Tax D.

PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR

