



26 Avonfield Avenue
Bradford on Avon, Wiltshire, BA15 1JE



A beautifully extended and significantly improved detached chalet-style home, set on a generous plot with a delightful garden, workshop, and ample driveway parking. Offering well-proportioned and flexible accommodation ideal for modern family living - including excellent work-from-home options - the property features an impressive master suite with a dressing room and en-suite. Conveniently located for central amenities and the popular Fitzmaurice School, this superb and individual home presents a rare and highly desirable opportunity in the current market - not to be missed.

£575,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC obscure double glazed entrance door and window to side, stairs to first floor with storage under, storage cupboard, radiator.

Kitchen/Dining Room 7.29m (23'11") max x 5.07m (16'7") max

UPVC double glazed double door and two windows to rear, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl ceramic sink, integrated dishwasher, space for fridge freezer and washing machine, freestanding gas range oven with electric cooker, two radiators.

Sitting Room 5.49m (18') x 3.17m (10'5")

UPVC double glazed double doors, fireplace with wood burning stove, radiator.

Conservatory 2.98m (9'9") x 2.42m (7'11")

UPVC double glazed construction with windows and double doors to garden.

Bedroom 2 3.58m (11'9") max x 3.33m (10'11") max

UPVC double glazed box window to front, radiator.

Bedroom 3 3.30m (10'10") x 2.35m (7'8")

UPVC double glazed window to front, radiator.

Bedroom 4 3.35m (11') x 2.59m (8'6")

UPVC double glazed window to front, radiator.

Study 3.17m (10'5") x 1.70m (5'7")

UPVC double glazed window to side, radiator.

Bathroom 3.03m (9'11") x 2.40m (7'10")

UPVC obscure double glazed window to side, fitted with four piece suite comprising bath with hand shower attachment, wash hand basin with cupboard under and close coupled WC, extractor fan, shaver point, airing cupboard housing wall mounted gas combination boiler, heated towel rail, tiled splashbacks and flooring.

FIRST FLOOR

Landing

Wooden double glazed Velux window to front.

Bedroom 1 3.74m (12'3") x 3.72m (12'2")

UPVC double glazed window to rear and two windows to side, two cupboards, eaves storage, radiator.

Dressing Room 4.16m (13'8") x 3.89m (12'9")

Double glazed Velux window to front and side, fitted wardrobes, radiator, access to eaves storage, door to:

En-suite Shower Room 2.51m (8'3") x 2.40m (7'10")

Double glazed Velux window to rear, fitted with three-piece suite with shower enclosure, close coupled WC, wash hand basin with storage under, radiator, access to eaves storage.

EXTERNALLY

Enclosed rear garden mainly laid to lawn with patio area, gated side access, cold water tap, exterior power and lighting, shed. Driveway to front providing off road parking.

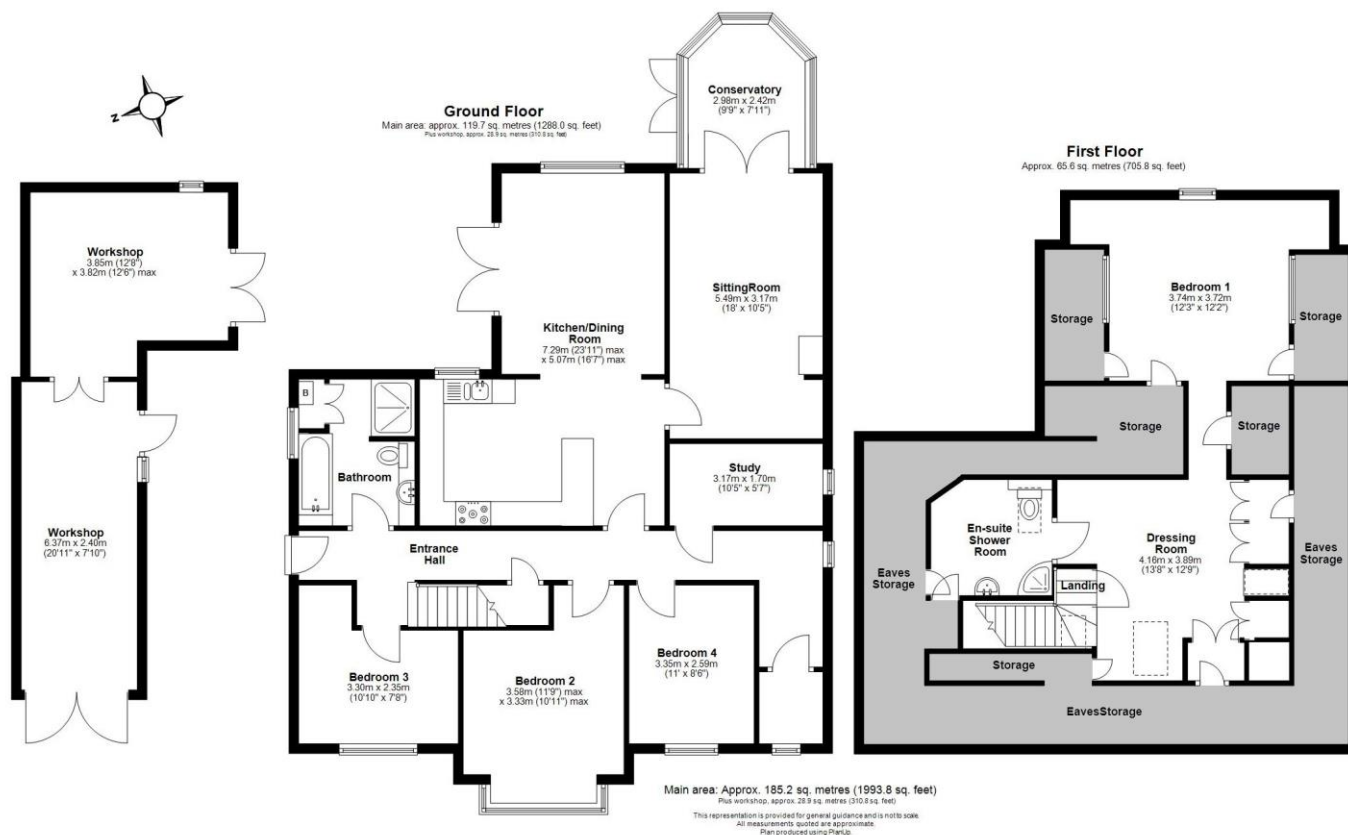
Workshop 3.82m (12'6") x 3.85m (12'7") max

UPVC double glazed window to rear, power and light connected, wooden double door.

Workshop 6.38m (20'11") x 2.39m (7'10")

UPVC double glazed window to side, wooden double door to front and side, power and light connected, double doors connecting each workshop.





Council Tax: Band D - £2,700.91 (April 2026 - March 2027 financial year).

Tenure: Freehold.

Viewing: Strictly by appointment through the agent **Kingstons**.

What3words: ///provoking.beam.hilltop

Directions: From our office in Silver Street, proceed down the hill and across the town bridge onto St Margarets Street. Take the first exit at the roundabout and continue onto Trowbridge Road. Take the second turning left onto St Laurence Road, follow the road around the island, and turn right at the mini roundabout onto Avonfield Avenue where number 26 will be found on the left-hand-side.

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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