



2 Egerton Brow, Bristol

Guide Price £699,000

elephant 

2 Egerton Brow

Bristol

- A charming and characterful Victorian home located on a quiet residential road within the heart of Bishopston
- Semi-detached
- Three bedrooms
- Separate living room with wood-burning stove
- Open plan kitchen/diner
- Downstairs W/C
- Separate artists studio
- Mature and sunny south facing rear garden
- Redland Green APR
- 1135 sq ft

A charming and characterful Victorian semi-detached home located on a quiet road within the heart of Bishopston. This lovely family home has been well cared for over the past 20 years by its current owners and has plenty to offer including three bedrooms, an open plan kitchen/diner, separate living room with wood-burning stove, separate study/artists studio and a sublime south facing garden.

Ground floor accommodation comprises a spacious entrance hallway complete with useful built-in storage and a downstairs W/C incorporated underneath the staircase. At the front of the property, the living room features a bay window with their original timber-framed sashes, cornice, ceiling



rose, fitted alcove shelving and a cast-iron wood burning stove with period surround. The hallway continues through to the rear of the ground floor and into a light and bright kitchen/diner that overlooks the rear garden via a set of patio doors. The kitchen has been fitted using a range of shaker-style wall and base units with contrasting solid wood work surfaces, stainless steel fittings and an oak wood floor. The dining area has ample space for a large table and chairs, whilst a doorway leads through into a separate study/studio that shares the same outlet onto the garden.

A staircase leads up to the first floor to three bedrooms and a family bathroom. Bedroom one is located at the front of the house and features built-in wardrobes whilst also benefitting from roof-top views across Bishopston via twin sash windows. Bedroom two is lovely and light mainly in thanks to dual aspect windows that allow for plenty of natural light, whilst next door bedroom three is another equally well-proportioned double and offers a green and leafy outlook across neighbouring gardens. Completing the accommodation is a smartly finished family bathroom with a modern white suite, metro style tiled-splash-backs, a heated towel rail and stainless steel fittings.

Externally, the front of the property bares the classic Victorian facade, whilst the rear garden is a real sun trap and has been beautifully nurtured with established planted borders featuring an array of mature trees, plants and shrubs. Presented in two sections consisting of a paved patio/seating area with large laid lawn beyond. The sunny southerly facing with its open aspect ensures that the garden is in continuous sunshine throughout the day, whilst maintaining a private and secluded feel.

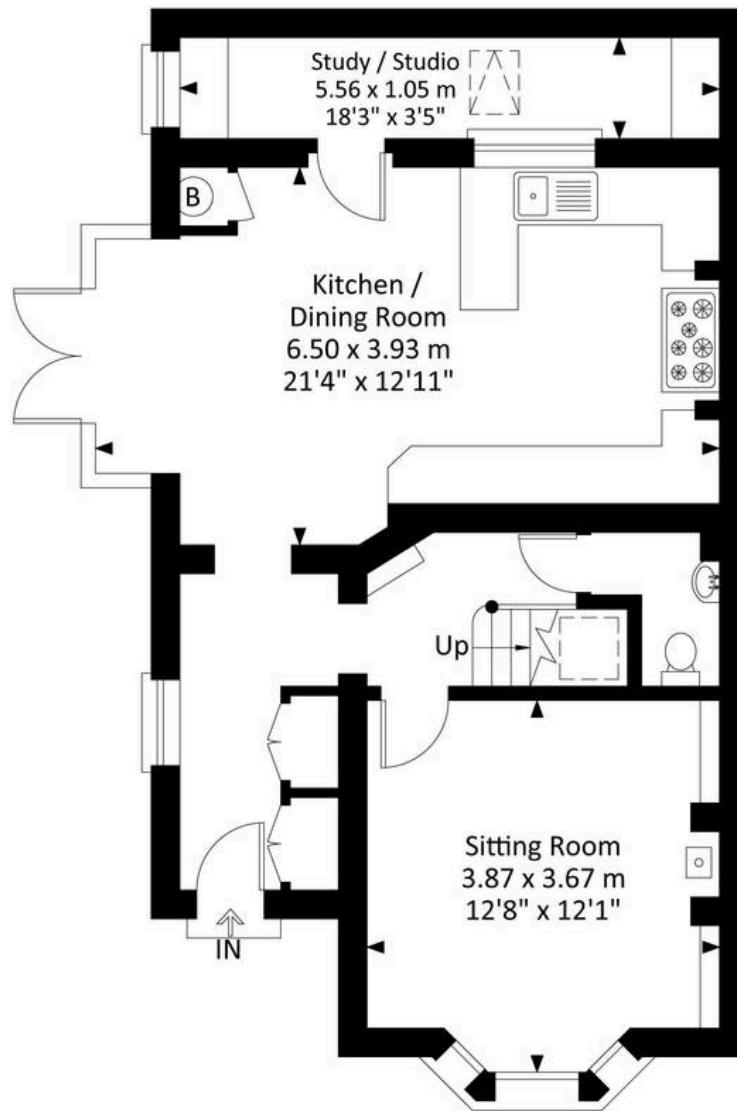


2 Egerton Brow possesses a lovely homely feel and is a wonderful example of a period family home. It is perfectly situated on a quiet road in West Bishopston with all of the cafes, shops and bars on the Gloucester Road just a short walk away. The property also falls within catchment to both Bishop Road and St Bonaventures Primary schools and is well within the Redland Green APR.

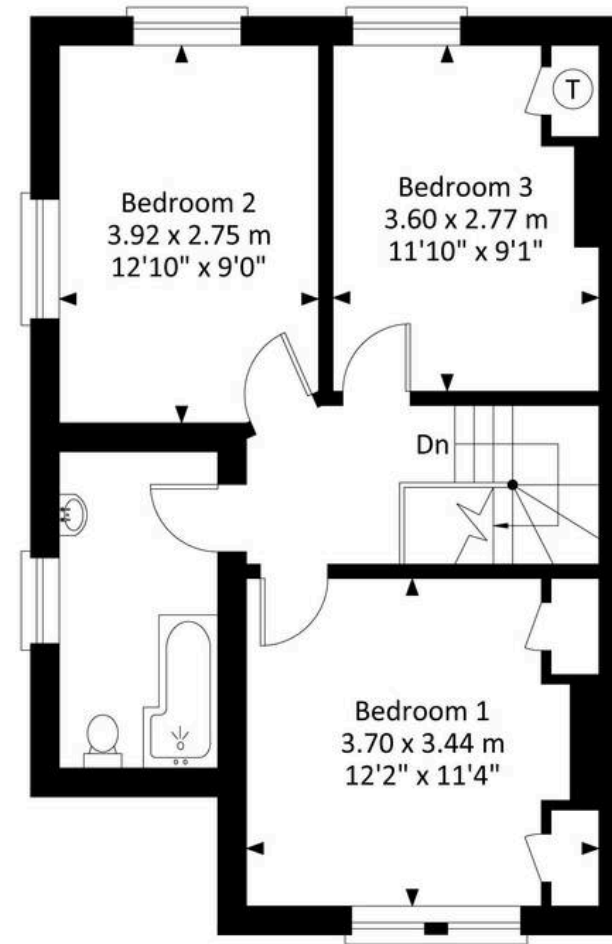


2 Egerton Brow, Bishopston, Bristol, BS7 8HW

Approximate Gross Internal Area = 105.51 sq m / 1135.70 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.



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