



127 Brynland Avenue, Bristol

Guide Price £675,000

127 Brynland Avenue

Bristol

- Victorian terrace home
- Open plan reception rooms
- Kitchen/diner
- Four bedrooms
- Converted principal bedroom with en-suite
- Downstairs w/c, family bathroom and en-suite
- South-east facing garden
- Period features
- Close to Gloucester Road & Horfield Common
- 1633.63 sqft

A well-presented and spacious Victorian home spanning three floors, balancing period character with contemporary lifestyle.

The accommodation on the ground floor comprises the open-plan reception rooms at the front with dual aspect windows front and rear, flooding the space with natural light. To the front, the living room with a bay and uPVC windows, shutters, a cast iron fireplace, ceiling cornice and rose, picture rail, and built-in storage in the alcoves. Sitting centrally and overlooking the side return garden via French doors is a versatile second reception, which offers a range of uses and is currently setup as a dining area. At the rear of the house is the impressive open-plan kitchen/dining room fitted with contemporary units, white splashback tiles, bespoke seating area and glazed doors leading into a utility room with downstairs W/C and then out onto the garden.

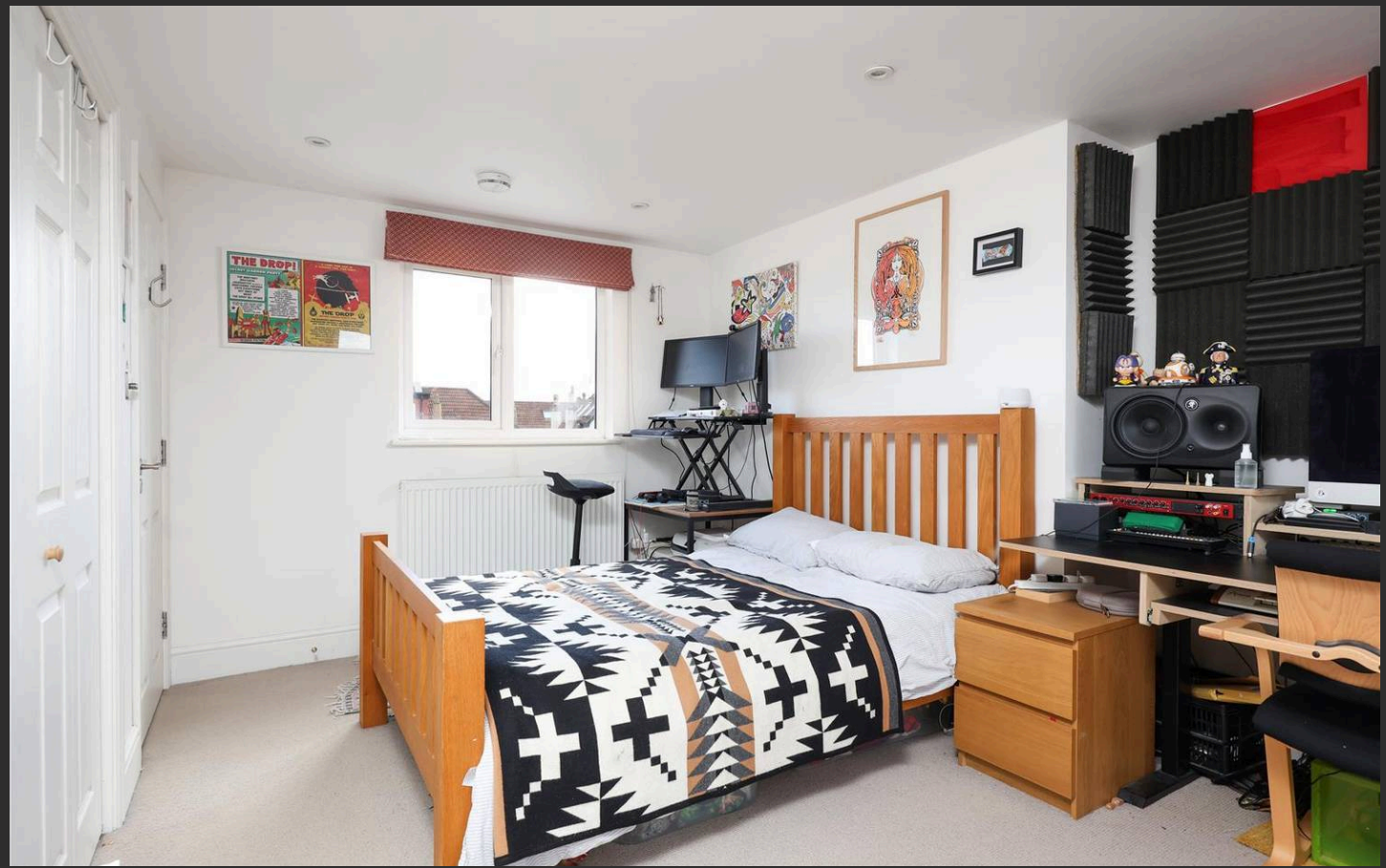
Rising to the first floor, the bedroom to the front spans the full width at the front of the property, featuring a bay with uPVC windows, ceiling coving, and built-in wardrobes. The third double bedroom sits centrally with a fitted wardrobe within one of the



You can include any text here. The text can be modified upon generating your brochure.

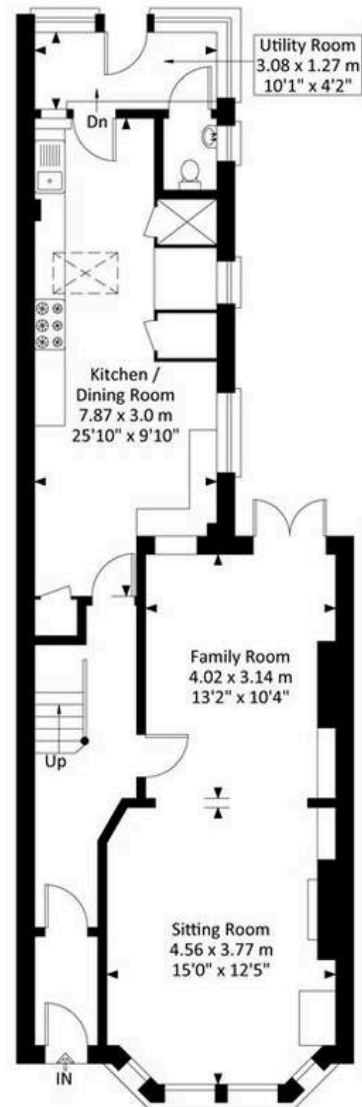


You can include any text here. The text can be modified upon generating your brochure.

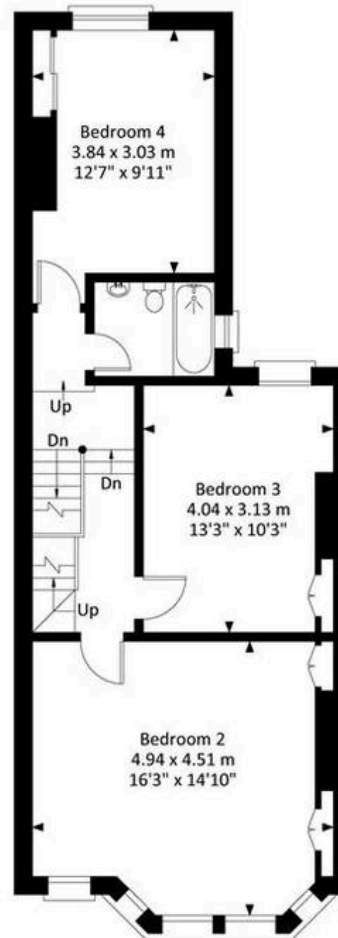


127 Brynland Avenue, Bishopston, Bristol, BS7 9DZ

Approximate Gross Internal Area = 151.77 sq m / 1633.63 sq ft

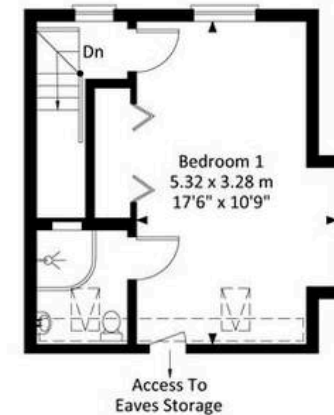


Ground Floor



First Floor

--- = Restricted Head Height



Second Floor

Illustration for identification purposes only, measurement are approximate, not to scale.



Elephant Estate Agents

Elephant, 2 The Promenade Gloucester Road – BS7 8AL

01173700556 • bishopston@elephantlovesbristol.co.uk • www.elephantlovesbristol.co.uk/