



20 Downend Road, Horfield
£525,000

20 Downend Road

Horfield, Bristol

- Spacious terrace home
- Two reception rooms
- Kitchen
- Three double bedrooms
- Converted loft bedroom with en-suite
- Family bathroom
- South-easterly facing sunny garden with rear access
- Undercroft storage
- Close to Ashley Down Primary School, Gloucester Road & Ashley Down Train Station
- 1184.89 sqft

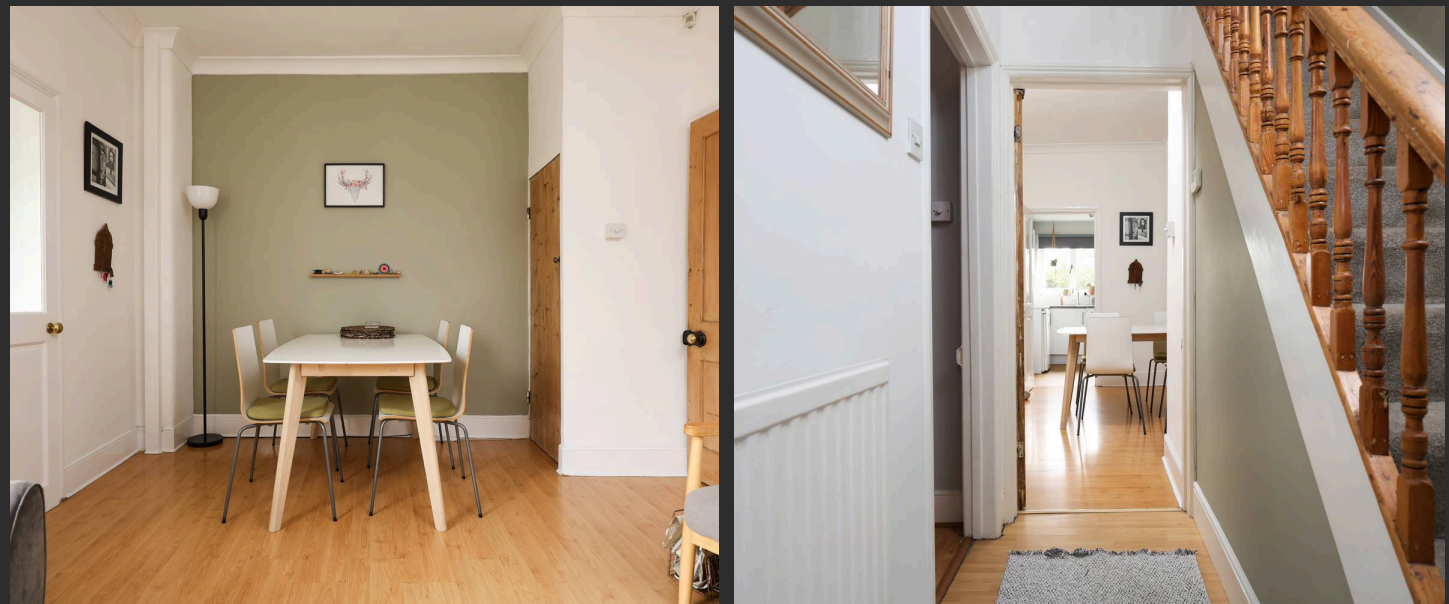
A well-presented three-bedroom terraced home offering approximately 1,185 sq ft of spacious and versatile accommodation, thoughtfully arranged over three levels. Combining period character with practical modern living, the property provides an excellent family home in the highly sought-after Ashley Down area.

Upon entering, the welcoming entrance hall provides access to the ground-floor accommodation, with stairs rising to the first floor and useful storage beneath.

To the front, the sitting room is filled with character, featuring a bay window with double glazing, ceiling cornice and a decorative cast-iron fireplace. Centrally positioned, the dining/living room spans the full width of the property and features a cast-iron fireplace with built-in units and shelving to the alcoves, ceiling cornice and a double-glazed window overlooking the side garden. To the rear, the well-appointed kitchen offers ample storage and



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20 Downend Road, Horfield, Bristol, BS7 9PF

Approximate Gross Internal Area = 1184.89 sq ft / 110.08 sq m

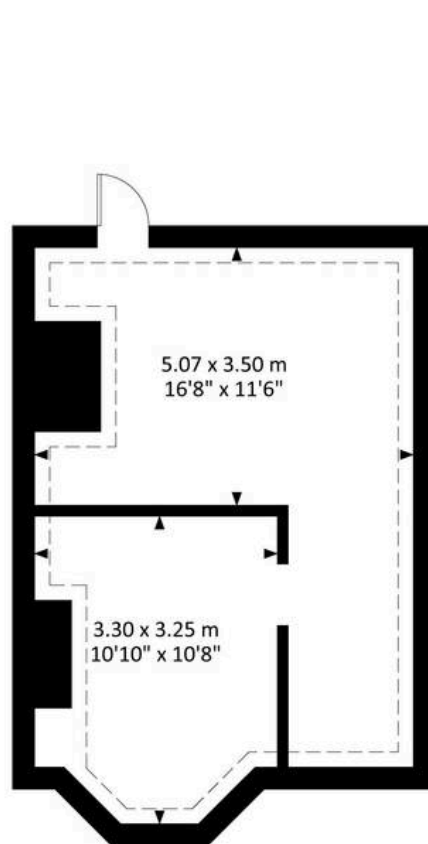
(Excluding Eaves And Undercroft Area)

Undercroft Area = 406.55 sq ft / 37.77 sq m

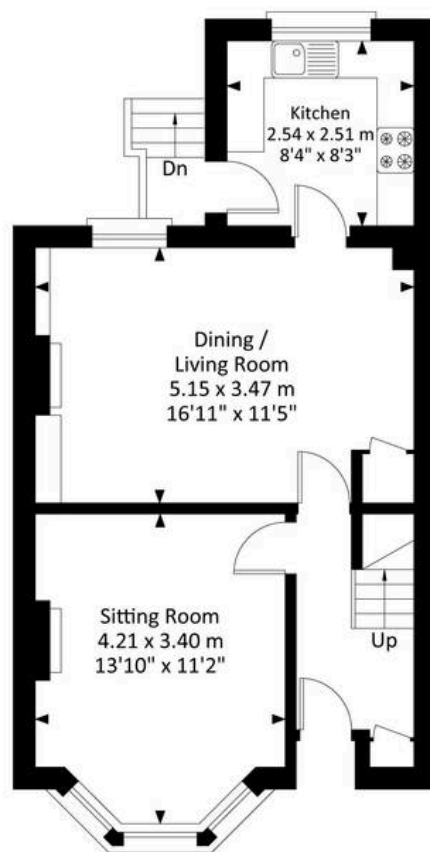
Total Area = 1591.44 sq ft / 147.85 sq m



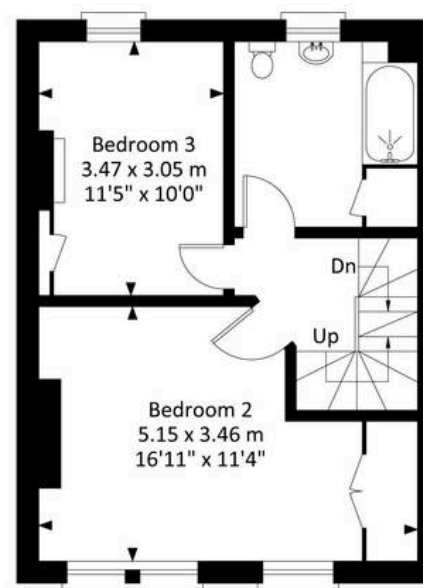
[Dashed line] = Restricted Head Height



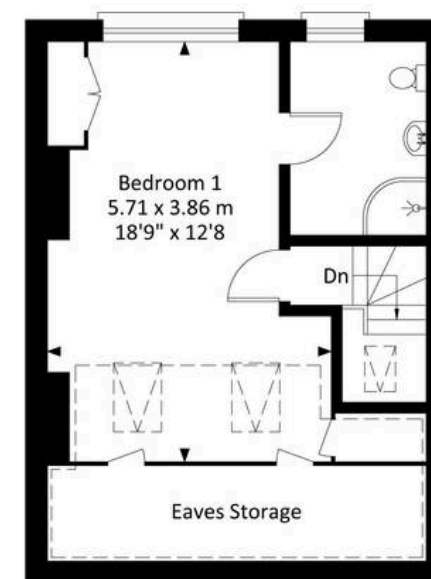
Undercroft



Ground Floor



First Floor



Second Floor

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



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