

1 Sandling Avenue, Bristol

£475,000

1 Sandling Avenue

Bristol

- 1930s Semi-detached home
- Extended three bedroom family home
- Large open plan kitchen/diner
- Three bedrooms
- Separate study
- Conservatory
- Front, side and rear gardens
- Separate garage with off street parking
- Close to Horfield Common, Lesuire centre and Gloucester Road
- 1168 sqft

Tucked away on a quiet road in Horfield, this three-bedroom semi-detached 1930s family home has been tastefully updated and remodelled, offering beautifully presented accommodation throughout. Highlights include generous front, side and rear gardens with further potential to extend, an open-plan kitchen/diner, a separate garage and off-street parking.

The ground floor begins with an entrance porch leading into a bright and welcoming hallway, complete with cleverly designed storage drawers beneath the stairs. To the front of the property is an impressive yet cosy living room, featuring a double-glazed bay window, decorative ceiling cornice and wiring for a home cinema system.

To the rear, the kitchen and second reception room have previously been opened up to create a desirable open-plan kitchen/diner overlooking the garden. The kitchen is fitted with a range of contemporary wall and base units, wooden worktops, a tiled splashback, selected integrated appliances and stainless-steel fittings. The dining







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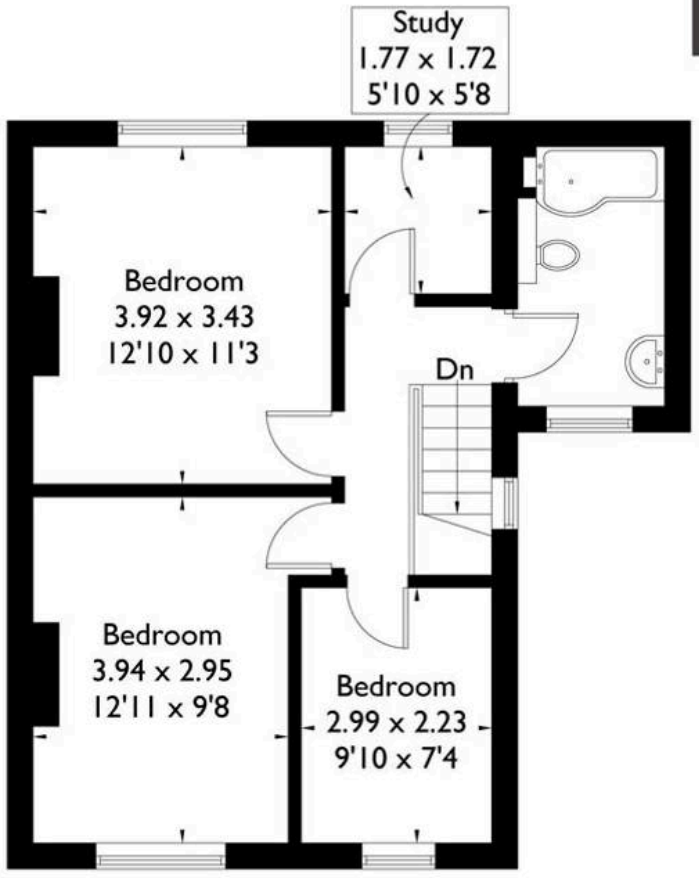


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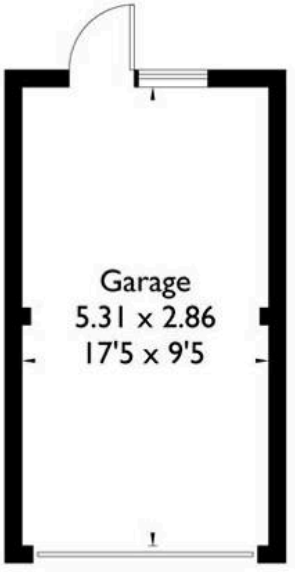
Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft
Garage = 15.1 sq m / 162 sq ft
Total = 123.6 sq m / 1330 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

FLOORPLANZ © 2018 0203 9056099 Ref: 220468

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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