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## Bromley Heath Road

Downend, BS16 6JB

Offers In Excess Of £475,000



Council Tax: E



# 176 Bromley Heath Road

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## DESCRIPTION

An impressive four bed detached family home situated in a lovely cul-de-sac at the end of the ever popular Bromley Heath Road. The property offers spacious living accommodation displayed over three floors. The ground floor accommodation comprises: entrance hallway, cloakroom, modern fitted kitchen/diner with integrated appliances and an Island unit which incorporates a breakfast bar, utility room, open plan living room with two sets of French doors which lead out to a bright and airy conservatory which spans the entire width of the house.. To the first floor can be found 2 double bedrooms, a single bedroom/study and a modern family bathroom with over bath shower system.

A turning staircase rises to the second floor which has another good size double bedroom with fitted wardrobe and drawers.

Externally the property benefits from having a low maintenance garden rear garden laid to artificial lawn and seating area to patio and decking, and a brick paved driveway to front providing off street parking for 2 cars.

There is off road parking for two vehicles at the front.

The property offers an enviable position just on the edge of the city limits but adjacent to beautiful countryside. The M4, M5 and M32 are but a short distance away with Parkway Railway Station less than 3 miles distant with direct line to London Paddington.

## ENTRANCE HALLWAY

Access from side of property via an opaque UPVC double glazed door, coved ceiling, LVT oak effect flooring, dado rail, radiator, alarm control panel, stairs rising to first floor, doors leading to: cloakroom, kitchen/diner and living room.

## CLOAKROOM

Radiator, wash hand basin, close coupled W.C, tiled splash backs, oak effect LVT flooring, extractor fan.

## KITCHEN/DINER

17'6" x 10'10" (5.33m x 3.30m)

Two Velux windows to front, double radiator, range of modern white high gloss wall and base units, granite effect laminate work top, matching Island unit incorporating a breakfast bar, 1 1/2 composite sink bowl unit with mixer tap, built in stainless steel AEG twin ovens and 5 ring gas hob, stainless steel ceiling hung extractor fan, integrated fridge freezer and additional integrated fridge and freezer, built in microwave, integrated dishwasher, tiled floor, LED downlighters, under unit lighting, door leading through to utility.

## UTILITY

7'8" x 5'0" (2.34m x 1.52m)

LED downlighters, space and plumbing for washing machine, extractor fan.

## LIVING ROOM

17'8" (max) x 18'4" (max) (5.38m (max) x 5.59m (max))

LED downlighters, 2 double radiators, under stairs storage cupboard, 2 x UPVC double glazed French doors leading through to conservatory.

## CONSERVATORY

17'8" x 11'11" (max) (5.38m x 3.63m (max))

Large L shaped conservatory with double glazed glass roof, tiled floor, 2 x ceiling fan lights, under floor heating, UPVC double glazed French doors leading out to garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Opaque UPVC double glazed window to side, spindled balustrade, radiator, built in airing cupboard, doors leading to bedrooms and bathroom.

### BEDROOM ONE

11'3" x 11'1" (3.43m x 3.38m)

UPVC double glazed window to rear, radiator, oak effect laminate flooring, TV point, built in double wardrobe, door to en-suite.

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### EN-SUITE

Opaque UPVC double glazed window to side, close coupled W.C, pedestal wash hand basin, shower enclosure with folding glass door, hosing a mains controlled shower system, chrome heated towel radiator, tiled floor and walls, extractor fan, shaver point.

### BEDROOM THREE

11'5" x 7'8" (3.48m x 2.34m)

UPVC double glazed window to rear, radiator.

### BATHROOM

Opaque UPVC double glazed window to front, with wood shutters, panelled bath with glass shower screen, mains controlled shower over, close coupled W.C, pedestal wash hand basin, tiled walls and floor, chrome heated towel radiator, shaver point, extractor fan.

### SECOND FLOOR LANDING

Velux window to rear, large built in/walk in wardrobe with matching 3 drawer unit, door leading through to bedroom 2.

### BEDROOM FOUR/STUDY

7'5" x 6'3" (2.26m x 1.91m)

UPVC double glazed window to rear, radiator.

### SECOND FLOOR LANDING

Velux window to rear, door leading to bedroom 2.

### BEDROOM TWO

10'6" x 14'3" (3.20m x 4.34m)

Two Velux windows to rear, large built in/walk in wardrobe with matching 3 drawer unit, radiator.

### OUTSIDE:

#### REAR GARDEN

A good size low maintenance garden, full width patio with matching pathway leading to an artificial lawn, area to back of garden laid to decking, 2 outside lights to back of conservatory, side gated access, enclosed by boundary fencing.

#### FRONT OF PROPERTY

Brick paved driveway providing off street parking for 2 vehicles, water tap, paved pathway to entrance.

#### ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



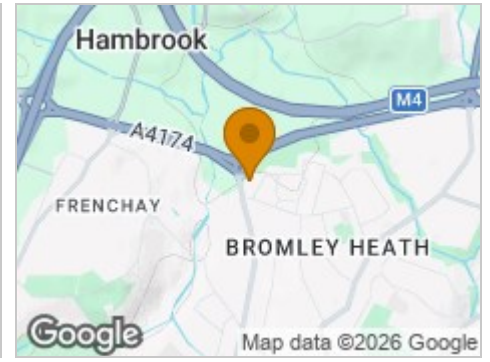
## Road Map



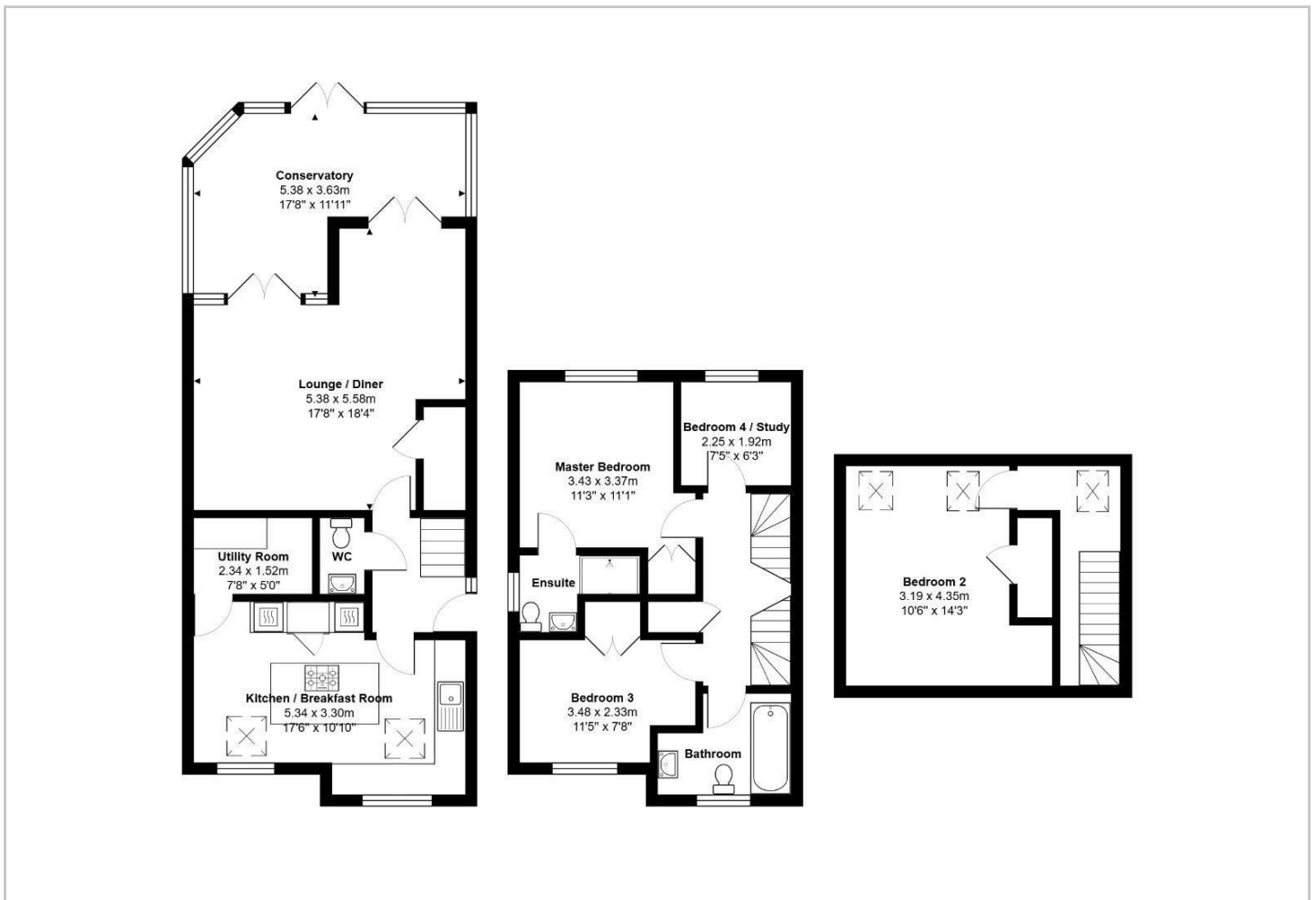
## Hybrid Map



## Terrain Map



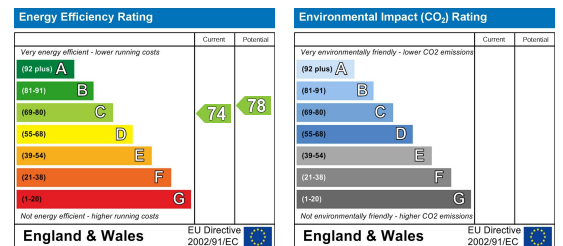
## Floor Plan



## Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.