

# HUNTERS®

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## Heath Walk

Downend, Bristol, BS16 6EZ

£475,000



Council Tax: D



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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this 1930's style bay fronted semi-detached family home which is conveniently located for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path and is within walking distance for the amenities of Downend and it's high street.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dental practices. Many popular schools are also situated close by.

The accommodation comprises to the ground floor; entrance hall, lounge, a separate dining room, both with feature fireplaces, fitted kitchen with built in oven & hob and an integrated dishwasher. To the first floor there is a family bathroom with over bath shower and 3 generous sized bedrooms.

Externally to the rear of the property is a fantastic large mature garden with well tended lawn and 2 areas laid to decking to provide ample outdoor seating space, whilst to the front of the property there is a brick paved driveway to front and side providing ample off street parking and a large single garage with power and light.

Additional benefits include; uPVC double glazed windows and gas central heating. An internal viewing appointment is highly recommended.

## ENTRANCE HALLWAY

Access via a composite double glazed front door, Opaque UPVC double glazed windows to front and side, ceiling rose, coved ceiling, dado rail, gas and

electric meters, built in coats cupboard with window and radiator, stairs rising to first floor, doors leading to lounge and dining room, archway leading to inner lobby.

## LOUNGE

15'1" (into bay) x 12'0" (4.60m (into bay) x 3.66m)  
UPVC double glazed bay window to front with fitted wooden shutters, picture rail, TV point, double radiator, feature marble effect fireplace with gas flame effect fire inset.

## DINING ROOM

12'6" x 11'11" (3.81m x 3.63m)  
Two UPVC double glazed windows to rear, UPVC double glazed door leading out to rear garden.

## INNER LOBBY

Double radiator, under stair storage cupboard with shelving, opaque UPVC double glazed door leading out to side of property, doorway leading through to kitchen.

## KITCHEN

8'4" x 8'4" (2.54m x 2.54m)  
UPVC double glazed window to rear, range of fitted wall and base units, laminate work incorporating a single stainless steel sink bowl unit with mixer tap, tiled walls, built in electric oven and gas hob, extractor fan hood, integrated slimline dishwasher, space for fridge freezer, space and plumbing for washing machine, under unit lighting, wood flooring.

## FIRST FLOOR LANDING

Opaque UPVC double glazed window to side, loft hatch, coved ceiling, dado rail, ceiling rose, spindled balustrade, built in linen cupboard, doors leading to bedrooms and bathroom.

Tel: 0117 956 1234

### BEDROOM ONE

15'1" (into bay) x 11'11" (4.60m (into bay) x 3.63m)  
UPVC double glazed bay window to front, picture rail, radiator, fitted wardrobes.

### BEDROOM TWO

11'11" x 11'11" (3.63m x 3.63m)  
UPVC double glazed window to rear, picture rail, radiator, 2 fitted wardrobes.

### BEDROOM THREE

9'6" x 8'4" (2.90m x 2.54m)  
UPVC double glazed window to front, picture rail, built in cupboard housing combination boiler, radiator,

### BATHROOM

Two opaque UPVC double glazed windows to rear, shower bath with glass shower screen, mains controlled shower system with drench head, vanity unit with wash hand basin inset, close coupled WC, tiled walls and floor, radiator incorporating towel rail, extractor fan.

### OUTSIDE:

### REAR GARDEN

Large mature garden, raised decking leading down to a good size lawn, raised brick paved borders well stocked with a variety of plants and shrubs, additional seating area to back of garden laid to decking with pergola, water tap, 2 external double power sockets, side gated access, enclosed by boundary fencing.

### FRONT OF PROPERTY

Plant/shrub borders, area laid to stone chippings, brick paved driveway to front and side providing ample off street parking, enclosed by boundary wall.

### GARAGE

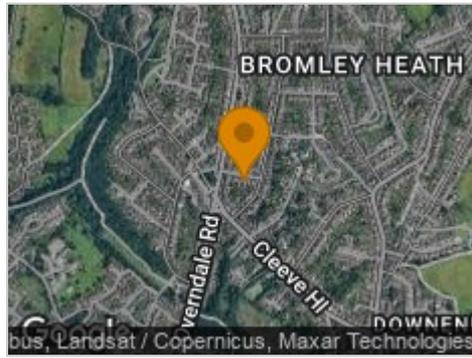
Large single garage, double door access, power and light.



## Road Map



## Hybrid Map



## Terrain Map



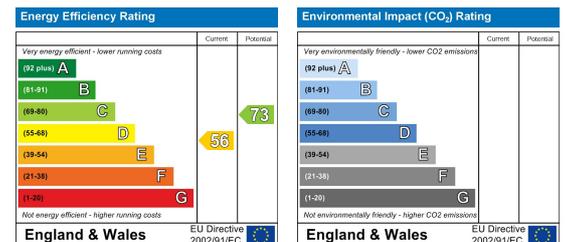
## Floor Plan



## 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.