

HUNTERS[®]

HERE TO GET *you* THERE



Oakdale Close

Downend, Bristol, BS16 6EE

£450,000



Council Tax: E



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this spacious halls adjoining semi-detached family home. Located in one of the areas most desirable locations, we would certainly encourage an internal viewing appointment.

The property is situated within easy walking distance of the popular Bromley Heath Junior and Infant School and within easy reach of amenities and major commuting routes.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries, library and dentists.

The accommodation comprises to the ground floor; entrance hall, lounge, separate dining room, fitted kitchen & cloakroom. To the first floor there are four generous sized bedrooms and a family bathroom.

Additional benefits include gas central heating, double glazed windows, a single sized garage, driveway providing off street parking to the front, and a good sized mature lawn rear garden.

ENTRANCE PORCH

Door to hallway

HALLWAY

Entrance door, radiator, stairs, under stairs cupboard, door to:-

LOUNGE

15'10" (into bay) x 13'1" (4.83m (into bay) x 3.99m)
Double glazed bay window to front, two radiators, feature fireplace with gas coal flame effect fire inset.

DINING ROOM

11'5" x 11'1" (3.48m x 3.38m)

Double glazed window to side, Sliding patio doors to garden, radiator,

KITCHEN

16'0" x 7'3" (4.88m x 2.21m)

Double glazed window to rear, matching range of wall and base units with worktop space over, sink unit, space for fridge freezer, cooker, radiator, door to lobby.

LOBBY

Door to garden, door to:-

UTILITY/CLOAKROOM

Housing boiler, wash hand basin, W.C.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft access, airing cupboard, doors leading to bedrooms and bathroom.

BEDROOM ONE

16'8" (into bay) 11'7" (5.08m (into bay) 3.53m)

Double glazed bay window, radiator, fitted wardrobes

BEDROOM TWO

11'2" x 11'7" (3.40m x 3.53m)

Double glazed window to rear, radiator, (access to bedroom 4).

BEDROOM THREE

9'2" x 7'6" (2.79m x 2.29m)

Double glazed window to front, radiator.

BEDROOM FOUR

20'1" x 7'2" (6.12m x 2.18m)

Accessed via Bedroom, dual aspect double glazed windows, radiator, wash hand basin.

BATHROOM

Opaque double glazed window to rear, twin gripped panelled bath with tap/shower mixer attachment over, close coupled W.C, pedestal wash hand basin, tiled walls.

OUTSDIE:

REAR GARDEN

Mature garden laid mainly laid to lawn with mature trees and shrubs, courtesy door to garage, enclosed by boundary fencing.

GARAGE

18'1" x 7'10" (5.51m x 2.39m)

Single garage with access to rear, double door access from front.

DRIVEWAY

To front of garage, providing off street parking space.



Road Map



Hybrid Map



Terrain Map



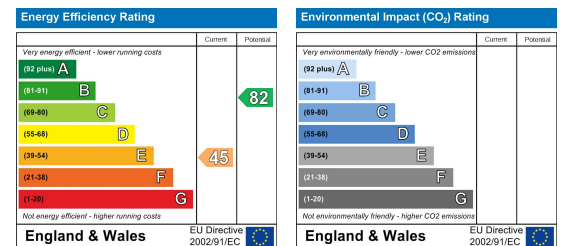
Floor Plan



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.