

# HUNTERS<sup>®</sup>

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## Longden Road

Downend, Bristol, BS16 5RL

£550,000



Council Tax: D





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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this superb extended family home located in the heart of Downend. The property has been much improved by it's current owners over the years and offers well balanced living accommodation which is beautifully presented throughout. The accommodation comprises to the ground floor: entrance hallway, good sized lounge with wood burner and a stunning open plan kitchen/dining/family room which really is the hub of the house with Island and breakfast bar, conservatory with bi-fold doors leading out to garden, utility, cloakroom and study/bar and access to an integral garage. To the first floor can be found 4 bedrooms and a fantastic family bathroom with contemporary suite which includes a shower. Externally there is a low maintenance good sized garden laid to patio and artificial lawn providing ample outdoor seating space and driveway providing ample off street parking.

## ENTRANCE PORCH

Access via UPVC double glazed double doors, tiled floor, composite double glazed stained glass door with matching side window leading to hallway.

## HALLWAY

Coved ceiling, dado rail, ceiling rose, radiator, oak effect flooring, under stair storage cupboard housing electric and gas meters, stairs rising to first floor, doors leading to lounge and kitchen/diner/family room.

## LOUNGE

16'7" x 11'2" (5.05m x 3.40m)  
UPVC double glazed half bay window to front with fitted wood shutters, coved ceiling, ceiling rose, radiator, feature wood panel walls, exposed brick open fireplace with tiled hearth and wood mantel, wood burner inset.

## KITCHEN/DINING/FAMILY ROOM

17'10" (max) x 17'0" (max) (5.44m (max) x 5.18m (max))

Open plan living space, UPVC double glazed window to rear, coved ceiling, feature wood panelling to dado height, shaker style kitchen with a range of fitted wall and base units, with oak work tops, matching Island unit with granite work top incorporating breakfast bar, space for range oven, extractor fan hood, space for fridge freezer, space and plumbing for dishwasher, tiled splash backs, tiled floor, UPVC double glazed French doors leading out to conservatory, door leading to utility.

## CONSERVATORY

15'9" x 10'0" (4.80m x 3.05m)

UPVC double glazed windows to both sides, double glazed bi-folding doors leading out to rear garden, tiled floor, period style radiator, feature wood panel walls.

## UTILITY

8'2" x 7'6" (2.49m x 2.29m)

UPVC double glazed window to side, wall and base units, oak work top, tiled walls and floor, space and plumbing for washing machine, space for tumble dryer, double radiator, doors to garage and study/bar.

## STUDY/BAR

9'5" x 8'3" (2.87m x 2.51m)

Feature glass block wall to rear, tiled floor, double radiator, door to cloakroom.

## CLOAKROOM

Feature glass block wall, close coupled W.C, vanity unit with wash hand basin inset, tiled walls and floor.

## FIRST FLOOR ACCOMMODATION:

## LANDING

Coved ceiling, dado rail, loft hatch with pull down ladder, spindled balustrade, doors leading to bedrooms and bathroom.

## BEDROOM ONE

17'2" (max) x 11'0" (5.23m (max) x 3.35m)

Two UPVC double glazed windows to front, coved ceiling, picture rail, 2 ceiling roses, radiator, oak effect flooring.

## BEDROOM TWO

11'3" x 8'1" (widest point) (3.43m x 2.46m (widest point))

UPVC double glazed window to front, coved ceiling, radiator, oak effect laminate flooring.

## BEDROOM THREE

11'4" x 8'3" (widest point) (3.45m x 2.51m (widest point))

Currently used as a dressing room, UPVC double glazed window to rear, picture rail, radiator, dual aspect floor to ceiling wardrobes with sliding mirror fronted doors.

## BEDROOM FOUR

8'8" x 7'8" (2.64m x 2.34m)

UPVC double glazed window to rear, dado rail, picture rail, oak effect flooring, radiator.

## BATHROOM

10'7" x 8'2" (3.23m x 2.49m)

Opaque UPVC double glazed window to rear with fitted wood shutters, coved ceiling, contemporary suite comprising: high level W.C, pedestal wash hand basin, freestanding roll top bath with chrome mixer tap with shower attachment over, large shower enclosure with access via a glass door, housing mains controlled shower with ceiling hung drench head, part tiled walls, tiled floor, extractor fan, period style radiator incorporating a heated towel rail.

## OUTSIDE:

### REAR GARDEN

Large patio providing ample outdoor seating, partly sheltered, 2 areas laid to artificial lawn, tiled pathway, well stocked plant and shrub borders, water tap, large timber framed shed to back of garden, side gated access, enclosed by boundary fencing.

### DRIVEWAY

To front of property, laid to brick paving providing off street parking for 2 cars.

### GARAGE

16'1" x 8'3" (4.90m x 2.51m)

Integral garage, electric roller shutter door to front, power and light, boarding to high level providing ample storage space.





Road Map



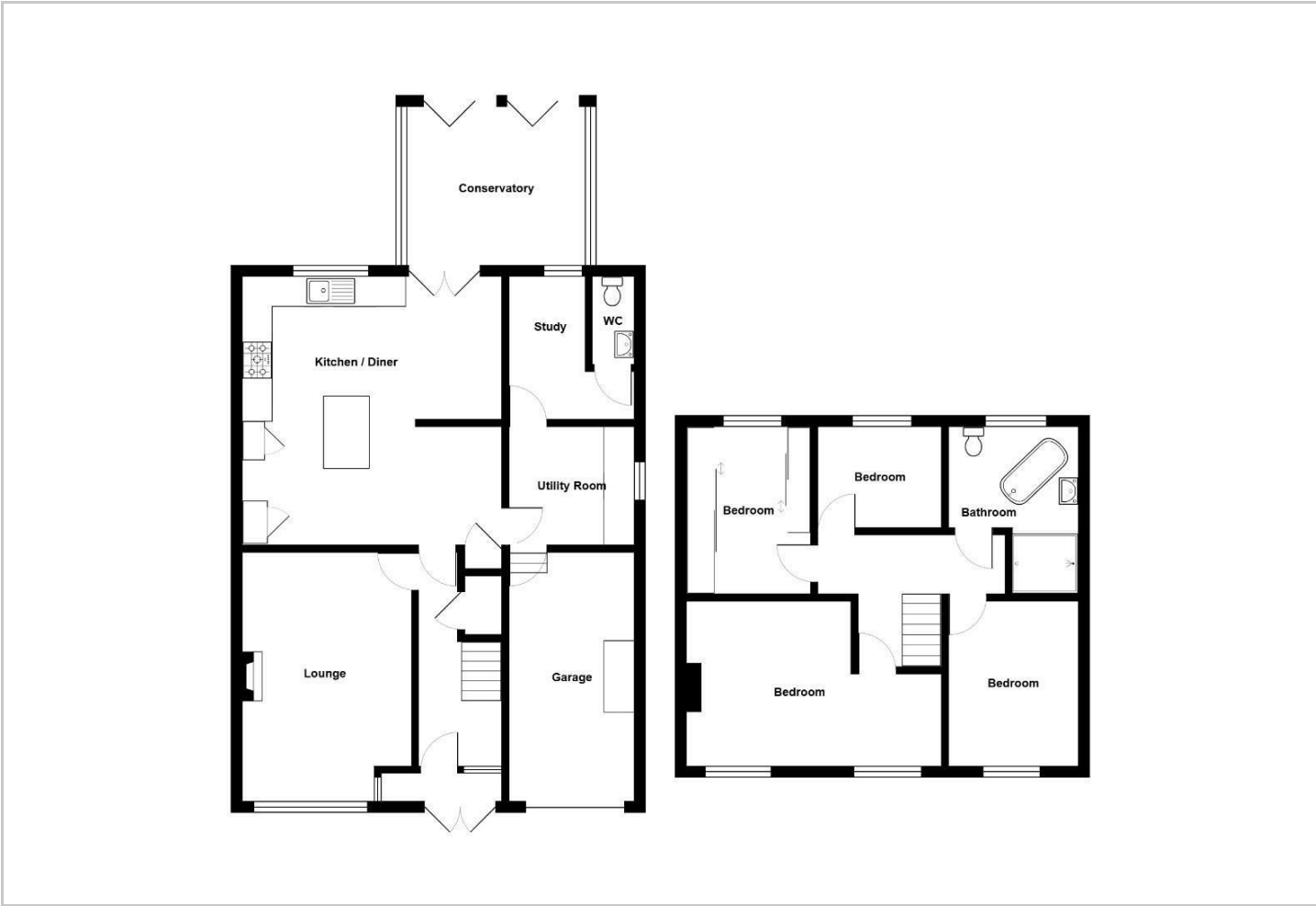
Hybrid Map



Terrain Map



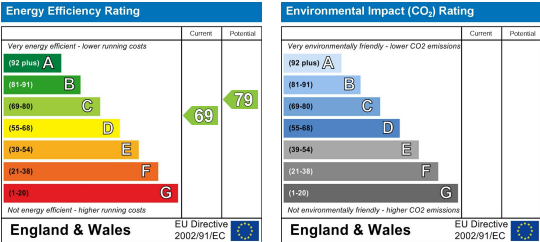
Floor Plan



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.