

HUNTERS®

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Oakdale Close

Bristol, BS16 6EE

£475,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this double bay fronted halls adjoining semi-detached family home. The property is positioned within a quiet road in the highly sought after Bromley Heath area which is conveniently located for the amenities of Downend and for Bromley Heath Junior & Infant Schools and for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

The spacious living accommodation comprises to the ground floor: entrance hallway, lounge, dining room, fitted kitchen/breakfast room and cloakroom. To the first floor can be found two double bedrooms, a good sized single bedroom and shower room with staircase rising to loft room/bedroom four.

The property further benefits from having double glazing and gas central heating, a good sized mature rear garden laid to lawn and patio, a large tandem garage and driveway to front providing off street parking.

ENTRANCE PORCH

Tiled floor, double glazed door with matching side window panels leading to hallway.

HALLWAY

Radiator, under stair storage cupboard housing gas and electric meters, stairs rising to first floor, doors leading to: cloakroom, lounge, dining room and kitchen.

CLOAKROOM

Positioned under stairs, close coupled WC, wash hand basin, tiled splash backs.

LOUNGE

15'10" (into bay) x 13'1" (4.83m (into bay) x 3.99m) Double glazed bay window to front, cove ceiling, 3 wall lights, feature stone fireplace with matching TV plinth, marble hearth and gas coal flame effect fire inset.

DINING ROOM

11'7" x 11'3" (3.53m x 3.43m) Coved ceiling, double radiator, feature stone fireplace with shelving plinth, patio doors leading out to rear garden.

KITCHEN/BREAKFAST ROOM

15'11" (max) x 12'6" (max) (4.85m (max) x 3.81m (max)) Double glazed window to rear, range of fitted wall and base units, laminate work top incorporating 1 1/2 stainless steel sink with mixer tap, tiled splash backs, space for cooker (electric cooker point), extractor fan hood, tiled floor, space for washing machine and dishwasher, space for under counter fridge, loft hatch, wall mounted combination boiler, opaque double glazed door to side leading out to garden.

FIRST FLOOR LANDING

Built in cupboard, turning staircase rising to second floor, doors leading to bedrooms and shower room.

BEDROOM ONE

17'0" (into bay) x 11'8" (5.18m (into bay) x 3.56m) Double glazed bay window to front, radiator, fitted wardrobe with matching cupboards and dressing table.

BEDROOM TWO

11'9" x 11'3" (3.58m x 3.43m)

Double glazed window to rear, radiator, fitted wardrobes with matching cupboards and dressing table.

BEDROOM THREE

9'3" x 7'5" (2.82m x 2.26m)

Double glazed window to front, fitted wardrobe with matching cupboard and drawers.

SHOWER ROOM

Opaque double glazed window to rear, glass shower enclosure with sliding door, housing mains controlled shower, pedestal wash hand basin, close coupled WC, part tiled walls, radiator.

SECOND FLOOR LANDING

Double glazed window to rear, door leading to Bedroom 4/loft room.

LOFT ROOM/BEDROOM FOUR

17'4" x 10'6" (max) (5.28m x 3.20m (max))

Double glazed dormer window to rear, 2 cupboard access to eave storage, fitted wardrobes.

OUTSIDE:

REAR GARDEN

Full width patio leading to a good sized well tended lawn, plant and shrub borders, variety of trees, water tap, outside light, courtesy door to garage, enclosed by boundary fencing.

GARAGE

35'6" x 7'10" (10.82m x 2.39m)

Large tandem garage, up and over door access.

FRONT OF PROPERTY/DRIVEWAY

Brick paved driveway providing off street parking for 2 cars, shrub border, enclosed by boundary wall.



Road Map



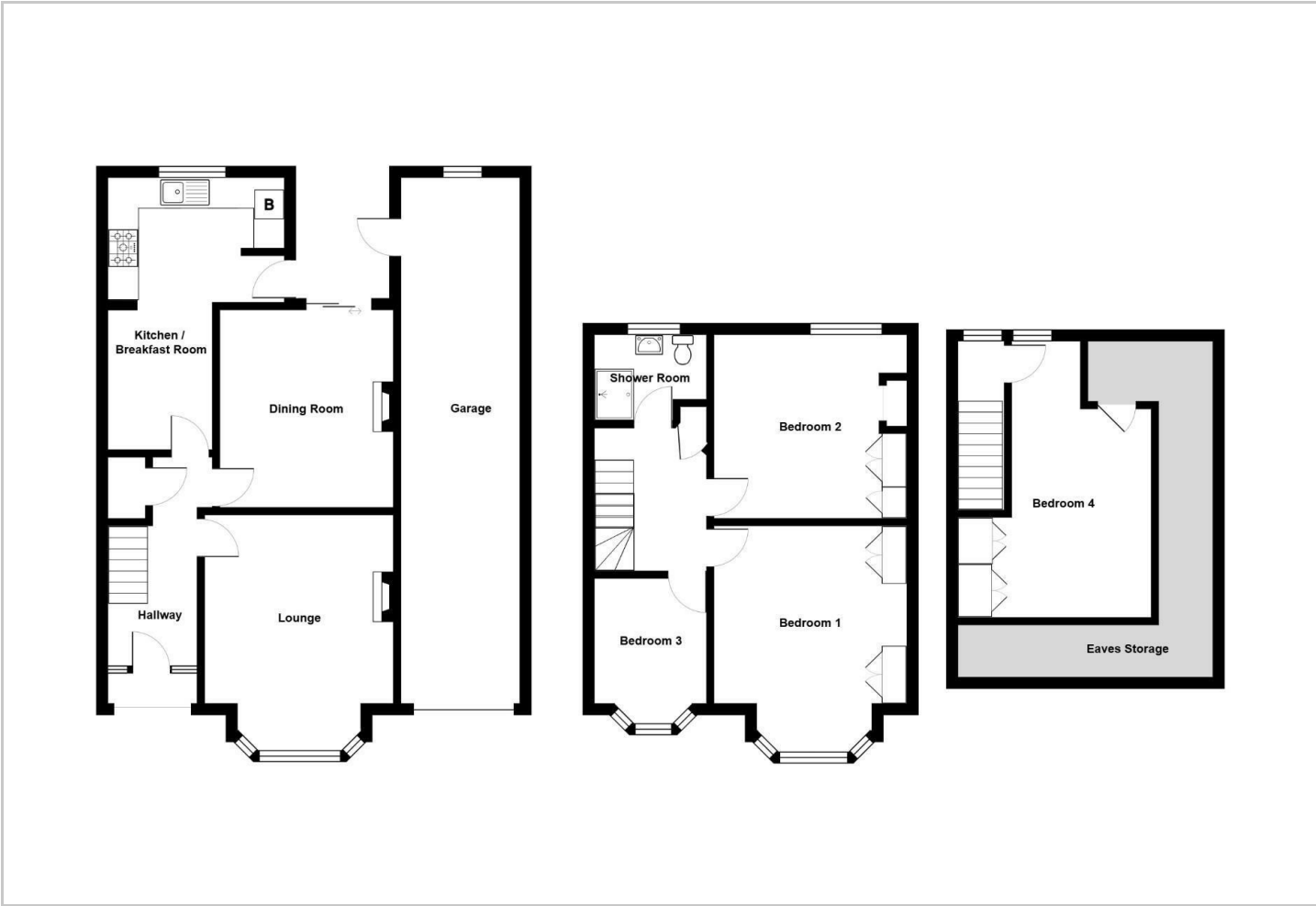
Hybrid Map



Terrain Map



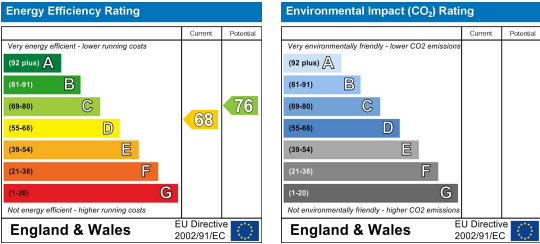
Floor Plan



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.