



**Watleys End Road,  
Bristol, BS36 1PW**

**PRICE: Asking Price  
£525,000**

## Property Features

- Extended Character Cottage
- Three Double Bedrooms (Coverted from 4 bed so could be converted back)
- Open Plan Family/Dining Room
- Separate Living Room
- En-Suite to Bedroom One
- Detached Double Garage
- Off Street Parking
- Gardens to Three Sides
- Beautifully Presented Throughout

## Full Description

### Entrance

Two Upvc double glazed windows to the sides, wooden door into:-

### Hallway

Upvc double glazed window to the side, stairs to first floor, with under stair cupboard, coving, ceiling spotlights and double radiator. Doors into;

### Living Room

18'4 x 13'9 (5.59m x 4.19m)

Two Upvc double glazed windows to the side and Upvc double glazed window to the front, feature brick fireplace with wood burner, coving, ceiling spotlights, cupboard housing combi boiler and TV point.

### Open Plan Dining/Family Room

#### Family Area

13'8 x 13'3 (4.17m x 4.04m)

Upvc double glazed window to the front, feature brick fireplace with wood burner, double radiator, wooden flooring and coving. Opening into;

#### Dining Area

18'7 (max) x 13'7 (5.66m (max) x 4.14m)

Upvc double glazed window to the front, wooden staircase leading to separate first floor landing, under stair cupboard, 2nd storage cupboard (currently used as computer area), two double radiators and coving. Opening into;

### Kitchen

12'10 x 8'9 (3.91m x 2.67m)

Upvc double glazed window to the side, Upvc double glazed door to the front, range of matching units with wooden work surfaces, part tiled surrounds, larder units, composite sink unit with mixer tap over, space for dishwasher, space for range cooker with extractor hood over, space for fridge/freezer, plumbing for automatic washing machine, tiled flooring, ceiling spotlights, access to loft space.



**First Floor Landing**

Access to part boarded loft space with ladder and light, triple storage cupboard and coving. Doors into;

**Bedroom Two**

18'5 (max) x 13'8 (max) (5.61m (max) x 4.17m (max))  
Two Upvc double glazed windows to the side, two double radiators, exposed stone feature wall to one side, feature fireplace with mantle over, TV point and coving. wooden flooring. ( This bedroom was originally two rooms and could easily be converted back)



**Bedroom Three**

13'10 x 13'4 (4.22m x 4.06m)  
Upvc double glazed window to the front, double radiator and coving.

**Shower Room**

10'6 x 5'4 (3.20m x 1.63m)  
Tiled shower cubicle with power shower over, low level WC, wash hand basin, part tiled walls, heated towel rail, ceiling spotlights, storage cupboard and extractor fan.



**Seperate Landing (access from dining area)**

Upvc double glazed window to the side and coving. Door into;

**Bedroom One**

13'6 x 11'5 (4.11m x 3.48m)  
Upvc double glazed window to the front, two double radiators, coved ceiling. Door into;

**En-Suite Shower Room**

Tiled shower cubicle with electric shower over, low level WC, wash hand basin, part tiled walls, heated towel rail, ceiling spotlights, storage cupboard and extractor fan, vanity unit, tiled flooring.



**Outside**

A natural stone boundary wall encloses the private gardens which are mainly to the side and front of the property. These have been attractively landscaped with mature shrub and tree borders. There is a patio, outside tap and gated driveway providing secure parking for several vehicles. The driveway leads to the detached double garage.with up and over doors, power and light supply and courtesy door to the side, EV charging point.

**Detached Double Garage**

Detached double garage with up and over doors, power and light supply and courtesy door to the side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

4 Flaxpits Lane  
Winterbourne  
Bristol  
BS36 1JX

[www.aj-homes.co.uk](http://www.aj-homes.co.uk)  
[info@aj-homes.co.uk](mailto:info@aj-homes.co.uk)  
01454 252140

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements