



**METFORD ROAD
REDLAND
BRISTOL**

45 METFORD ROAD, REDLAND, BRISTOL, BS6 7LB

A BEAUTIFULLY APPOINTED, SPACIOUS (JUST SHY OF 2,000 SQ FT) FIVE BEDROOM FAMILY HOME, WITH OFF STREET PARKING FOR TWO CARS, SET IN A QUIET, CONVENIENT REDLAND LOCATION WITHIN A SHORT WALK OF REDLAND GREEN SCHOOL AND WESTBURY PARK PRIMARY SCHOOL AND ALL THE LOCAL AMENITIES IN WESTBURY PARK AND HENLEAZE ROAD.

SUMMARY OF ACCOMMODATION

Undoubtedly one of the main attractions of the house is the stunning, light and spacious open plan living/kitchen/dining space, offering pleasant raised outlooks over the Redland Green allotments from glass doors which run across the back of the house. Other benefits include a further reception room, five bedrooms, one being served by an ensuite and two further family bathrooms finished to a high standard and a spacious garden which benefits from a sunny aspect and a lovely green outlook. The loft to the property has been part converted and provides a good deal of storage, but could also be converted (subject to any necessary consents) to provide further bedroom accommodation.

The property offers close proximity to both Redland Green School (approx 685 feet away) for secondary education and for primary education Westbury Park School is on nearby Bayswater Avenue, both of which have superb reputations. For private schooling the property is close to Redmaids and Badminton School, with BGS, QEH and Clifton High and Clifton College all within a short drive or bus ride. It should be noted this property is offered for sale with no onward chain. Outside the property has a stunning rear garden. Initially on stepping out from the living/kitchen/dining there is a raised decked terrace which has ample room for outdoor dining. As small run of steps takes you down to a second lawned area and another small flight of steps takes you down to a particularly large wooden decked area, all three providing lovely views and privacy given there are no properties behind the house. Lastly there are two off street parking spaces to the front of the house.

OTHER INFORMATION

TENURE - FREEHOLD

SERVICES - ALL MAINS SERVICES

LOCAL AUTHORITY - BRISTOL CITY COUNCIL

COUNCIL TAX BAND - D - CURRENTLY £2,583.89 PA

VIEWING - STRICTLY BY PRIOR ARRANGEMENT WITH SOLE AGENTS HYDES OF BRISTOL

MOBILE COVERAGE - LIKELY WITH EE, THREE, VODAFONE AND 02

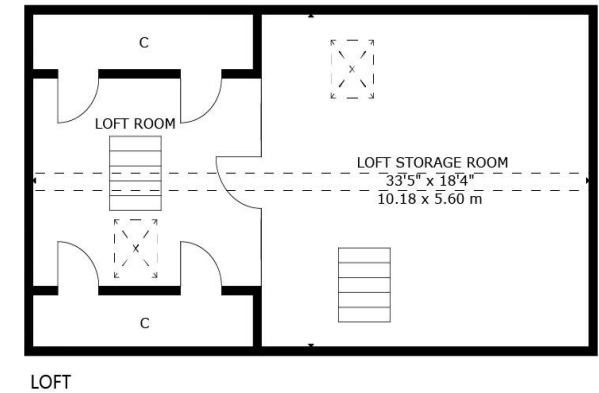
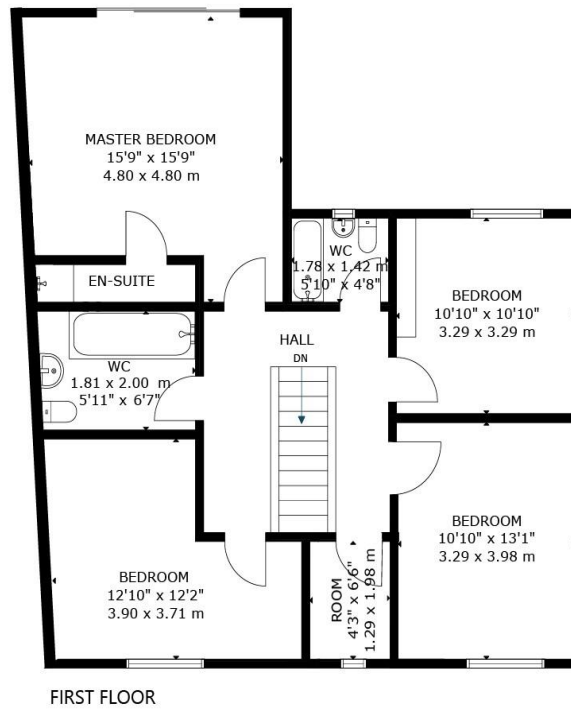
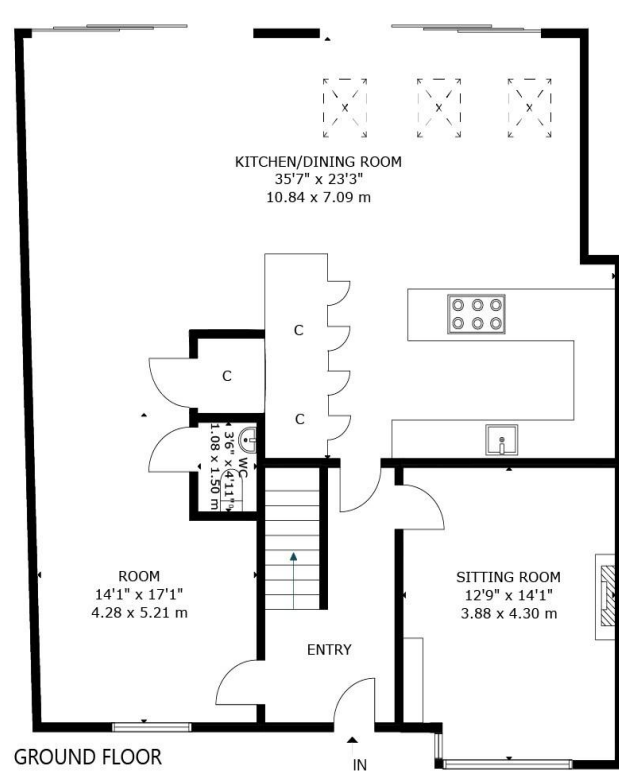
BROADBAND SPEEDS - UP TO 1800 MBPS DOWNLOAD - UP TO 220 MBPS UPLOAD

LOCATION

Metford Road is superbly located due to its proximity to the many amenities on Henleaze Road, Coldharbour Road and North View, and to Henleaze and Westbury Park Primary Schools as well as Redland Green School, Badminton and Redmaids High School. Whiteladies Road is within 1 mile of the property and Cribbs Causeway shopping centre is within 5 miles which offers a wealth of further amenities.

The Durdham Downs are within 600 yards of the property offering 400 acres of recreational space. Redland Green itself is within a short walk from the property and other sporting facilities nearby include the Redland green squash and tennis club and Henbury Golf club. The city centre is located some 2 miles from the subject property which allows easy access to it and in turn to the motorway and national rail network. There a number of local bus services that run down Linden Road and Coldharbour Road.





45 METFORD ROAD, REDLAND, BRISTOL, BS6 7LB
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3,026 SQ FT / 281 SQ M

IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.




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