

12a The Avenue, Bristol, BS9 1PA

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Avon lodge occupies a magnificent private and secluded corner plot of circa 0.3 of an acre fronting The Avenue, undoubtably one of Sneyd Parks most highly regarded residential addresses. Originally built in 1854 as coach house and stables to neighbouring Avon House the property was converted to a residential home in 1954, and subsequently later extended in 1970, by the previous owners to create an impressive detached family home of circa 3161.00 sq ft. Arranged over two floors with five double bedrooms the house is reached across a tarmacadam driveway and includes a glorious garden room constructed approx 7 years ago by Eden Verandahs. Attractive and well maintained level lawned gardens on two sides provide for ideal family living with a substantial walled courtyard garden to the rear.



5



-3



2



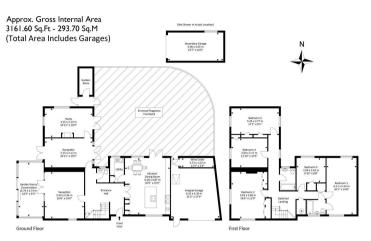








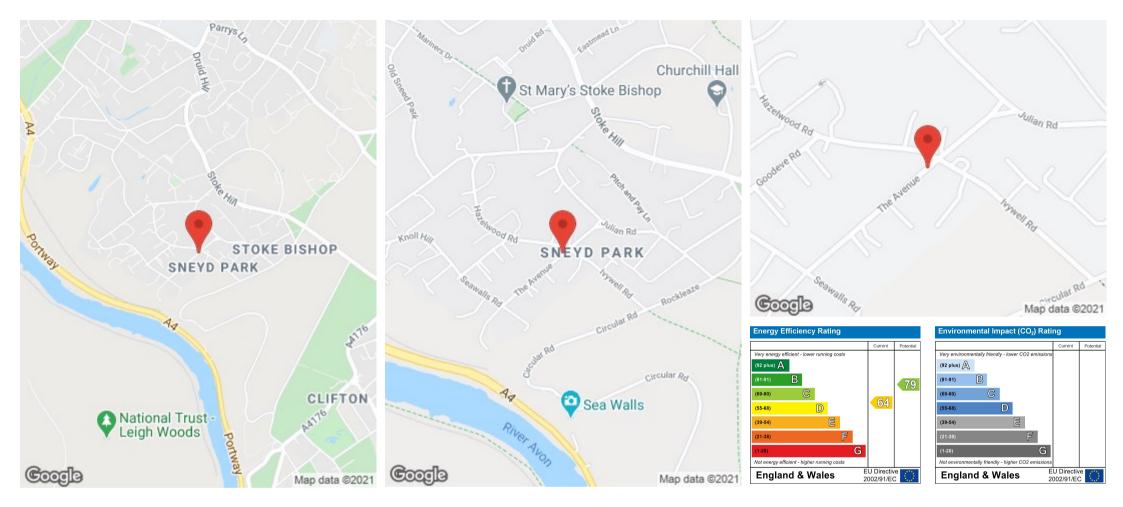




For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor plan produced by Westcountry EPC.



## **OTHER INFORMATION**



28 Princess Victoria Street, Bristol, BS8 4BU Tel: 0117 973 1516 post@hydes.co.uk | www.hydes.co.uk

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