



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, undoubtedly 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 tarmac 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



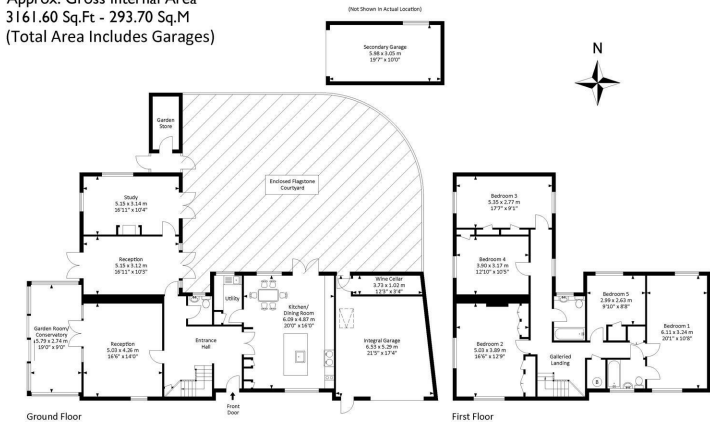
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Approx. Gross Internal Area
3161.60 Sq.Ft - 293.70 Sq.M
(Total Area Includes Garages)



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 misstatement.
Floor plan produced by Westcountry EPC.



