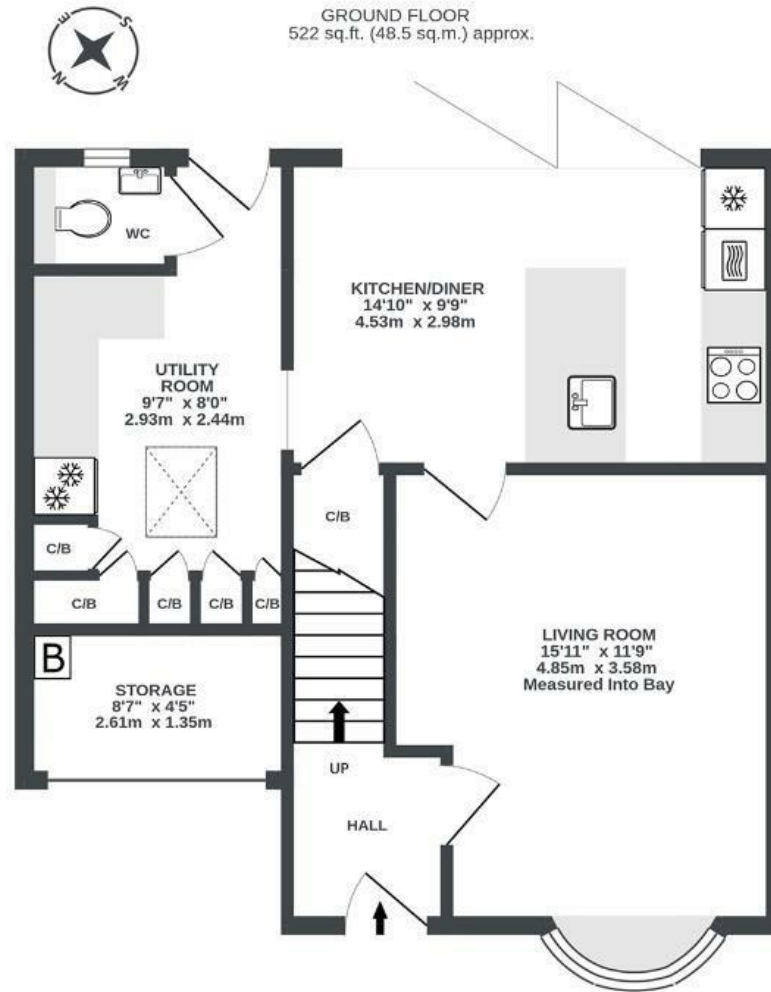


# Sidelands Road

DOWNEND

APPROXIMATE FLOOR AREA  
81.2 SQM / 874 SQFT



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



Illustrations are for reference purposes only, measurements are approximate, not to scale.

**Boardwalk**

# Sideland Road

DOWNEND, BRISTOL



£450,000



3 Bedrooms



BS16 2TS



2 Bathrooms

*"The perfect pad in a great location! Situated opposite open green space with a large established tree. It's a few minutes walk to Snuff Mills and Frenchay Common. I love the cosy lounge, plus the spacious and sunny open plan kitchen with bifold doors that open onto the south facing landscaped garden. The pergola is the perfect spot for sitting with evening cocktails when the sun is going down. The aquarium (aka downstairs loo) also deserves a visit and I am spoilt with a walk in wardrobe in BR3."*

