

11 Sylvia Avenue, Bristol, BS3 5BX

£750,000

- **Panoramic Views of the City of Bristol**
- **Four Bedroom Family Home**
- **Modern Kitchen**
- **Southerly Aspect Rear Garden**
- **First Time On the Market in Over 40 years**

- **Overlooking Perrett's Park**
- **Sitting Room & Separate Dining Room**
- **Three Bathrooms**
- **Short Walk to Knowle Park & Hillcrest Primary School's**
- **Energy Rating - D**

Located on Sylvia Avenue overlooking Perrett's Park offering unrivalled views towards Ashton Court, Clifton Suspension Bridge and the City of Bristol. The park offers a fantastic vantage point to watch the balloons take off from Ashton Court, walk the dog or just take time out with the family for a relaxing day in the sunshine. Situated just a short walk away from Wells Road, home to several popular independent shops and eateries, including Fox and West Deli, A capella Café & Pizzeria, Southside Bar and Bruhaha serving local craft beers. Redcatch Park is an 8 minute walk, a lovely community garden where you can enjoy a coffee, pizza or bite to eat, the park also offers a play area, tennis courts and football pitches. Sylvia Avenue is also just a short walk away from Arnos Vale Cemetery and the picturesque Victoria Park, both offering a great escape from the hustle & bustle of city life. The highly-regarded Knowle Park & Hillcrest Primary School's are both within a short walk, whilst Temple Meads Station is a 25 minute walk.

The property has been very well-maintained over the years by the current owners and comprises an entrance vestibule with a wooden internal door with original stained glass insert and side panels which lead into a welcoming entrance hall with under stairs storage. The bay fronted sitting room overlooks Perrett's Park and there is a separate dining room, a modern kitchen and ground floor shower room. Upstairs, there are two double bedrooms, the master boasting fantastic views towards Clifton, Ashton Court and the iconic suspension bridge, a further single bedroom, and a family bathroom. The loft has been converted and now provides an additional double bedroom and shower room. Outside, there is a raised front garden and an enclosed southerly aspect rear garden which is split level with a decked sun terrace and paved patio, a great space for entertaining friends & family at those summer barbecues.

Living Room 13'9" x 13'1" (4.2 x 4)

Dining Room 14'1" x 12'5" (4.3 x 3.8)

Kitchen 16'4" x 7'6" (5 x 2.3)

Bedroom One 19'8" x 14'9" (6 x 4.5)

En-suite Shower Room 7'10" x 7'2" (2.4 x 2.2)

Bedroom Two 13'1" x 13'1" (4 x 4)

Bedroom Three 14'1" x 13'1" (4.3 x 4)

Bedroom Four 9'10" x 6'6" (3 x 2)

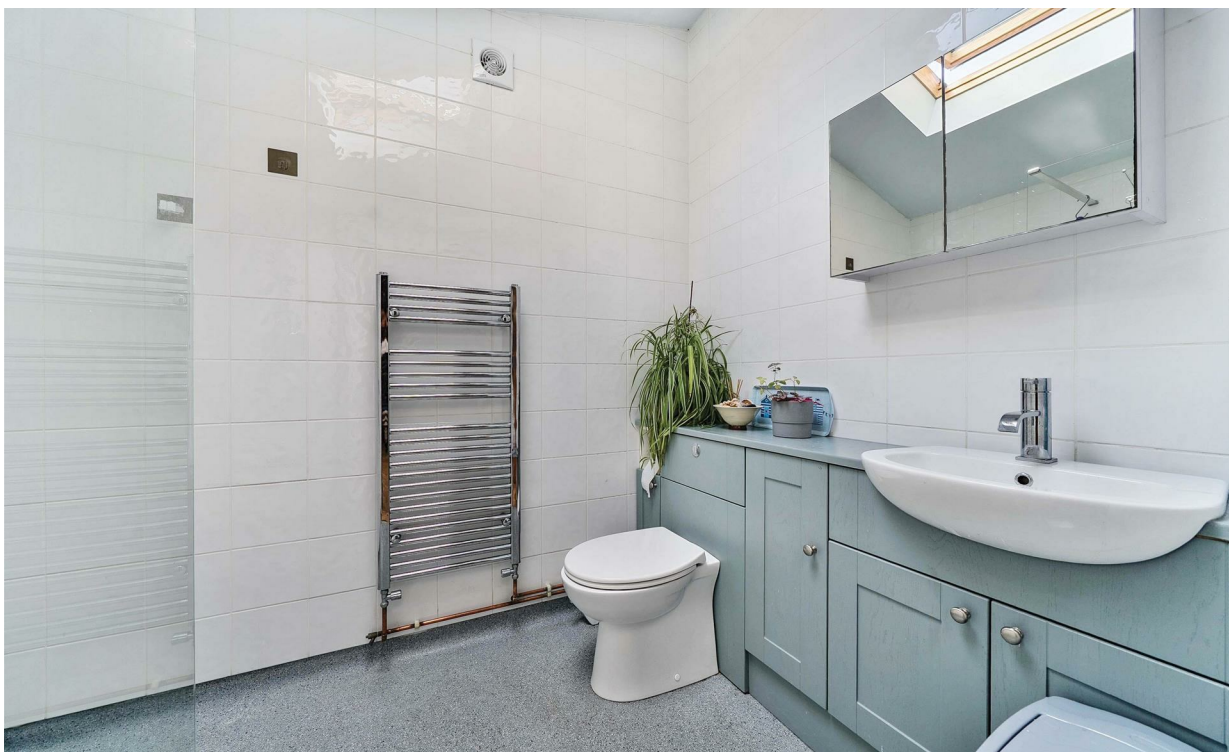
Shower Room 7'6" x 6'6" (2.3 x 2)

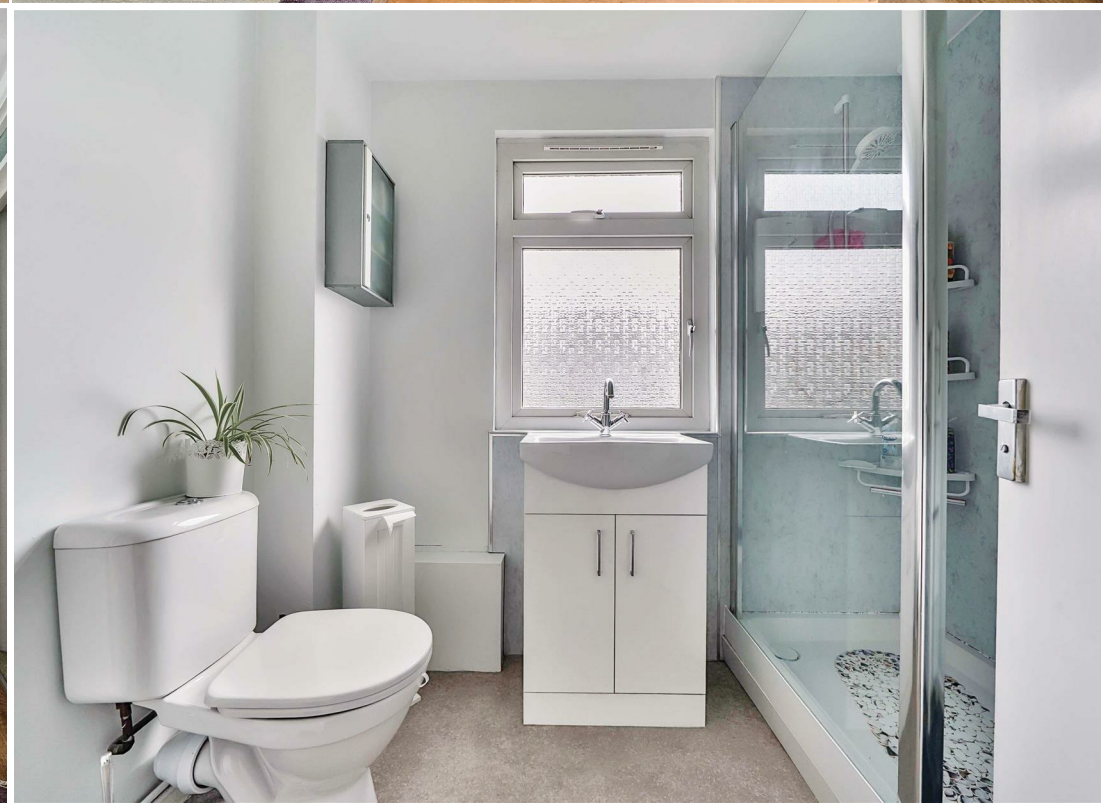
Bathroom 7'6" x 7'2" (2.3 x 2.2)



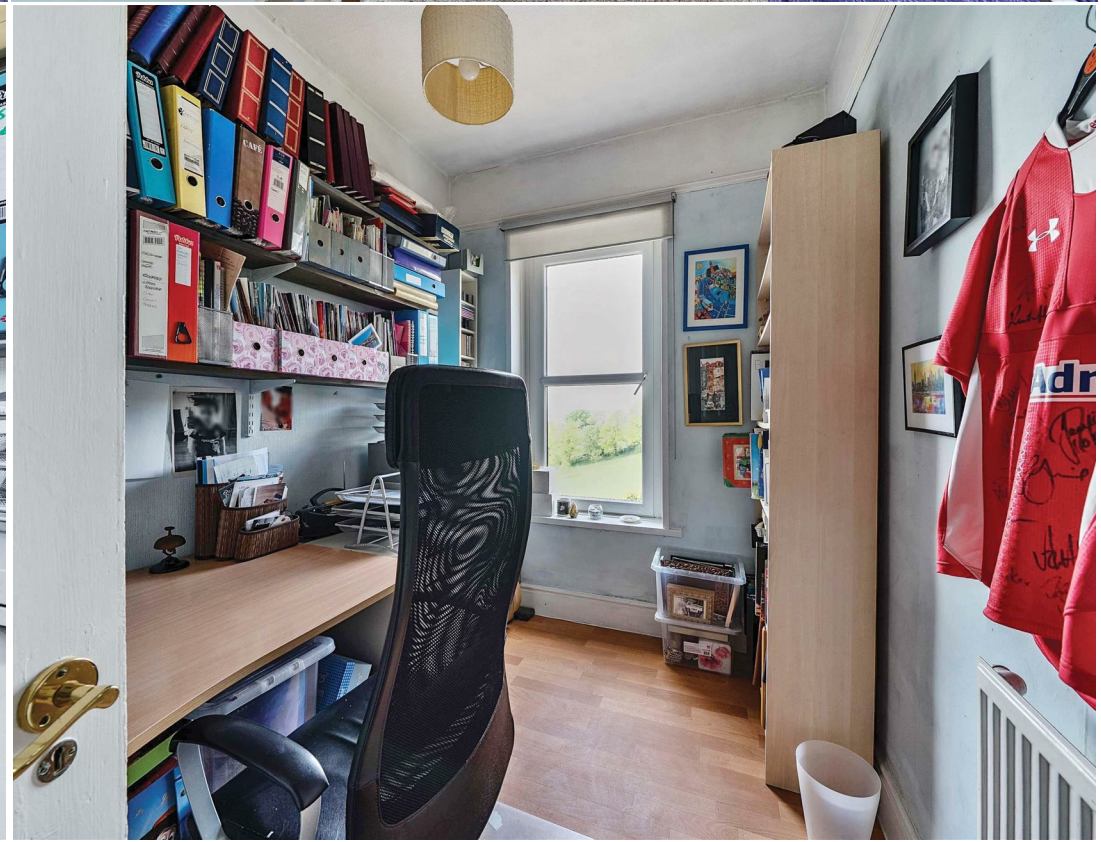










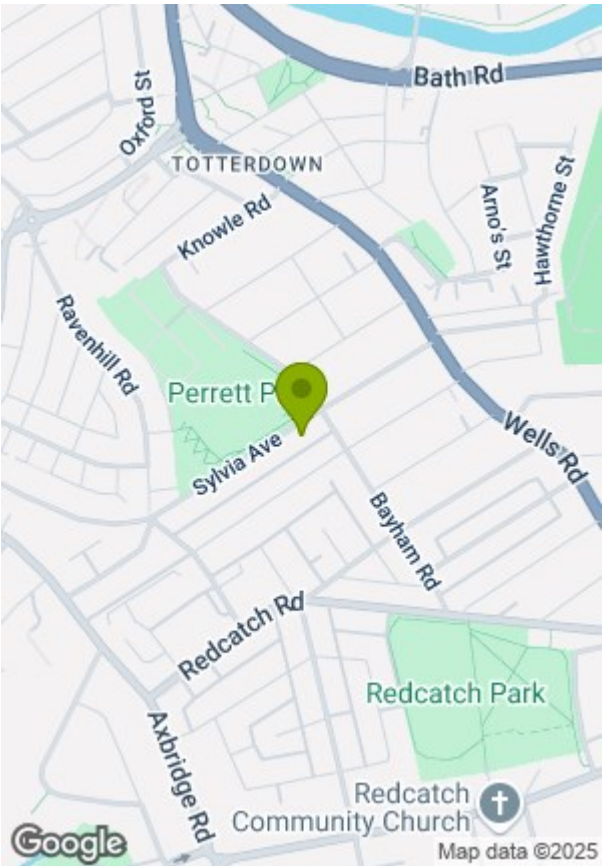
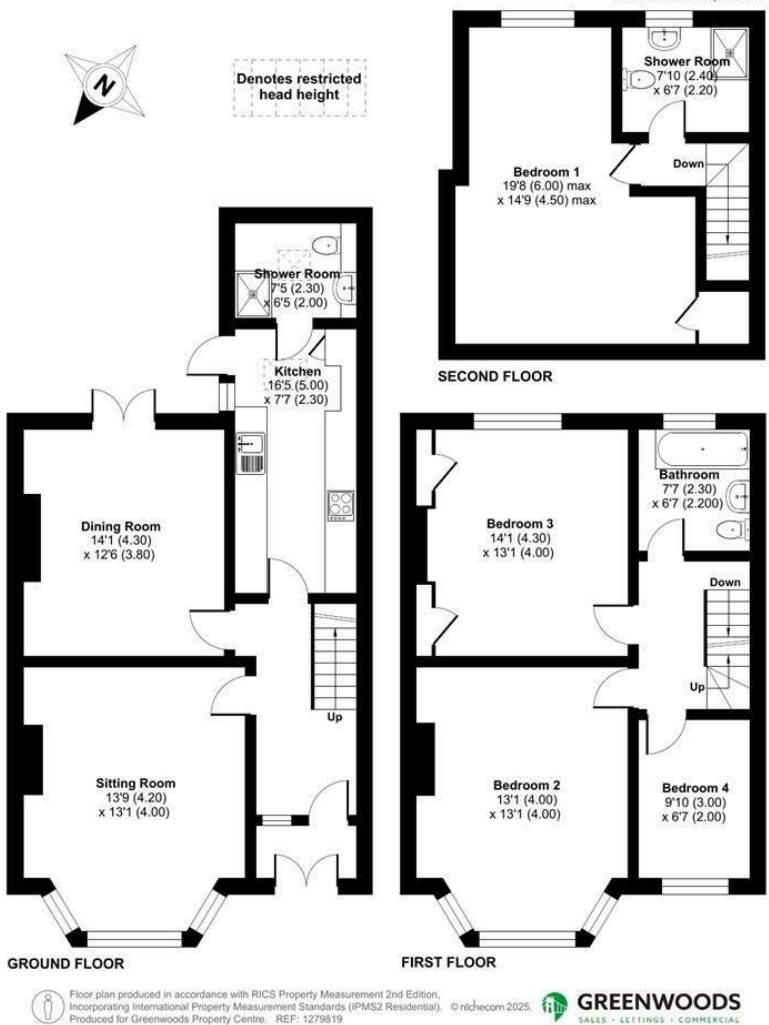






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Total = 1656 sq ft / 153.8 sq m
For identification only - Not to scale



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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