



elephant 

£550,000

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# 31 Queens Road

## Ashley Down, Bristol, BS7 9HZ

A very well presented four bedroom home in Ashley Down, arranged over three floors.

The accommodation on the ground floor comprises a living room with a curved bay with stained toplights, ceiling coving, picture rail, stripped wood floors, and bespoke shelves within the alcoves. To the rear, an open plan, light and bright kitchen/dining space with patio doors that seamlessly connect to the rear garden. The dining room with stripped wood floors and built in shelves. The kitchen is fitted with a range of wall and base units with wood worktops overs, benefitting dual aspect windows overlooking the garden.

Stairs rise to the first floor which comprises three bedrooms and a spacious family bathroom. The larger double bedroom is positioned at the front, benefitting a curved bay with stained toplights and a pleasant outlooked onto Queens Road, with the third bedroom sharing the same aspect. The second double bedroom sits to the rear and has a window facing to the rear. The family bathroom is fitted with a white suite including a shower over the bath, wash hand basin and W/C, with tiling floor to ceiling.

Externally, Queens Road bears a 1930s facade, with front garden that includes an array of flower beds and shrubs. To the rear, there is a low maintenance garden, there is a paved seating area which leads to the "library" that can be occupied as a study. There is further storage options and rear access that leads onto a lane.

31 Queens Road is a lovely, well balanced family home in easy reach of popular schools such as Ashley Down and Brunel Fields Primary, Fairfield Secondary School, Gloucester Road and the soon to open Ashley Down train station.





Vendors Comments:

"31 Queens Road has been a happy family home for us and our two boys. The first thing that struck us were the elegant 1930s windows which always look so inviting when lit up in the evening. Inside, the house has a lovely flow and all of the rooms feel generous and well-proportioned. We loved creating a cottage garden in the front and we also converted the old garage into a library during lockdown - it has been so useful having a quiet place to retreat to. The street itself is full of friendly and helpful neighbours (and hedgehogs!) and it's in a great location for shops, schools and walks."









# Queens Road, Ashley Down, Bristol, BS7 9HZ




Approximate Gross Internal Area = 110.3 sq m/ 1187.3 sq ft

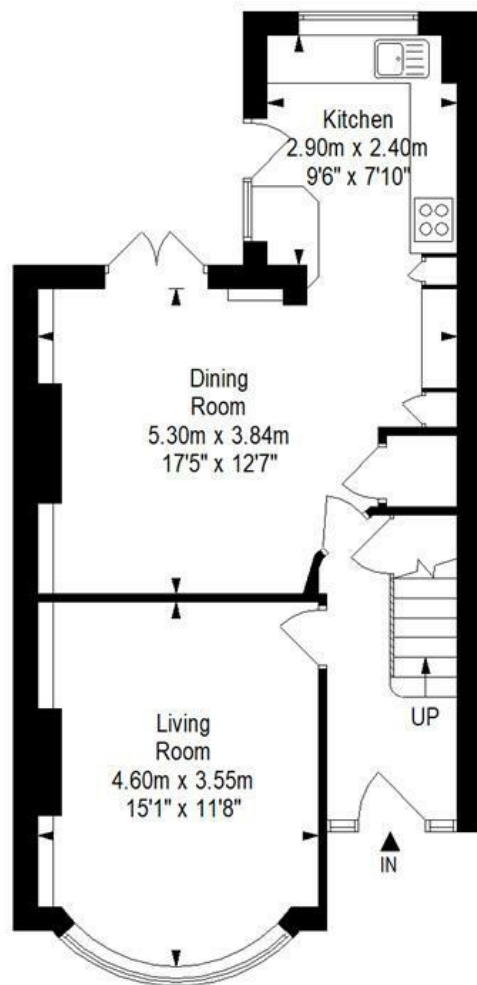
(Excludes Reduced Headroom Area/ Eaves/ Studio)

Reduced Headroom Area/ Eaves = 23.0 sq m/ 247.6 sq ft

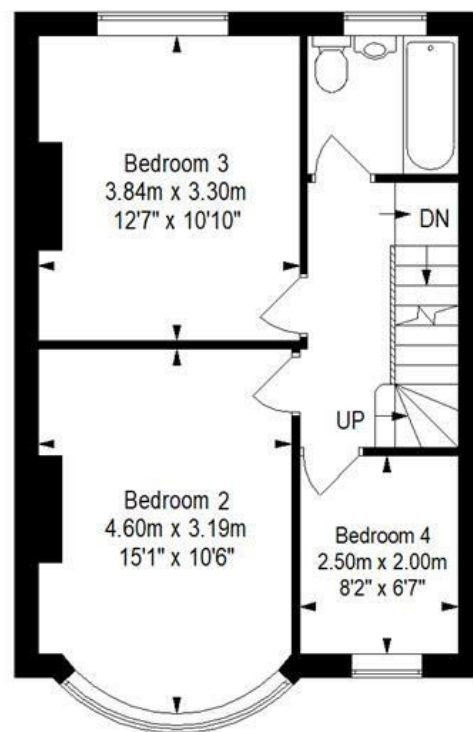
Studio = 13.4 sq m/ 144.2 sq ft

Total Area = 146.7 sq m/ 1579.1 sq ft

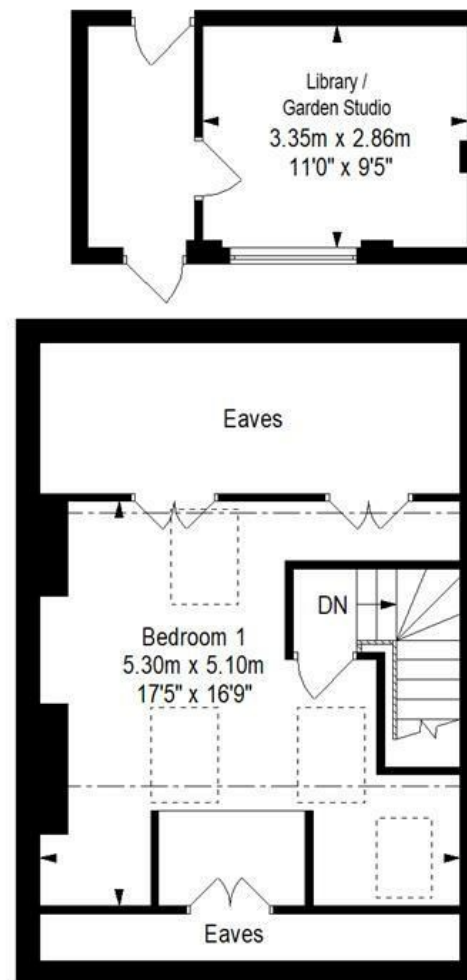
 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**First Floor**



**Second Floor**

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.

All Efforts have been made to ensure its accuracy at time of print





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