

The logo for 'elephant' is displayed in a white, lowercase, sans-serif font. To the right of the text is a blue icon consisting of a stylized 'e' shape that curves upwards and to the right, resembling a tail or a signal.

£699,999

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## 42 Sefton Park Road St Andrews, Bristol, BS7 9AJ

A four-bedroom family home on a tree-lined road, close to St Andrews Park, with rear access onto 'Happy Lane'.

An original tiled pathway leads to a wood-panelled front door. The entrance hall has original stripped wooden floorboards leading to all ground-floor rooms and stairs rising to the upper floors. The classically proportioned sitting room retains original bay sash windows, a ceiling rose, coving, picture rail, a wood burning stove, and stripped wood floorboards. The adjacent reception room has similar ceiling detail, a built-in dresser, and glazed double doors that connect to the workshop/store. Beyond, at the rear of the house, the kitchen/diner extends an impressive 7.6m in length. The dining area has an original dresser, a storage cupboard, a door to the store/workshop and stripped wooden floorboards. The kitchen is fitted with a range of wall and base units and has space for freestanding appliances; windows overlooking the rear garden and a skylight window allow plenty of natural light into the room.

On the first floor are three bedrooms, a bathroom and an ensuite shower room.





Bedroom two at the front features bay sash windows, built-in wardrobes and access to an ensuite shower room. Next door, Bedroom three also has a built-in wardrobe, a cast iron period fireplace and a sash window facing the garden. The third bedroom sits at the end of the house with a sash window. A bathroom room is positioned between the back bedrooms and is fitted with a bathtub with shower over, glazed shower screen, wash hand basin and w.c.

A further staircase leads up to the principal bedroom at the top of the house. This light and bright space has windows at the front and back, access to an ensuite shower room, loft storage and eaves storage.

Externally, the property has a southerly-facing garden at the rear. An original Victorian tiled pathway extends from the house to an access gate onto Happy Lane. The garden is mainly lawned, with beds along its borders containing various mature plants, trees, and shrubbery.

This well-loved home is close to St Andrews Park, Gloucester Road, and Ashley Down Station. Sefton Park Primary School and the tennis and bowls club are easily accessible along Happy Lane.





## 42 Sefton Park Road, St. Andrews, Bristol, BS7 9AJ

Approximate Gross Internal Area = 166.88 sq m / 1796.28 sq ft  
(Excluding Eaves Storage)



Illustration for identification purposes only, measurements and approximate, not to scale.

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Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) A (61-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
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