

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, curved line that forms a shape reminiscent of an elephant's trunk or a simple 'S' curve.

£565,000

1 Alton Road, Horfield, Bristol, BS7 9PS

2 The Promenade, Bristol, BS7 8AL
Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk
Web: www.elephantlovesbristol.co.uk

1 Alton Road Horfield, Bristol, BS7 9PS

Occupying a generous corner plot on a quiet cul-de-sac, is this stylish Victorian home. The property has been impressively extended and refurbished throughout, and benefits from a large rear garden thanks to its end terrace positioning.

Accommodation comprises an entrance hall leading to the reception rooms, with stairs rising to the first floor. The living room at the front has been opened up with the second reception, creating a bright and versatile open-plan space. The living area features a bay window with double glazing, along with a fireplace with marble hearth and mantelpiece.

The second reception flows into a beautifully extended kitchen-diner, filled with natural light from triple-aspect windows and a series of skylights. The kitchen offers a stylish range of matching wall and base units with contrasting worktops, built-in fridge/freezer, dishwasher and washing machine, electric hob with extractor, oven and grill, plus a peninsula unit with integrated sink and drainer. Bi-fold doors to the rear seamlessly connect to the mature garden.

From the kitchen, there is access to a downstairs W/C with wash hand basin, neatly tucked under the stairs. To the rear lies a versatile home office, currently used as a spare bedroom, complete with skylight and French doors opening onto the garden.

Upstairs, there are two bedrooms and a family bathroom. The principal bedroom spans the front of the property and features twin double-glazed windows and built-in wardrobes. Bedroom two also features a double-glazed window and overlooks the rear garden. To the rear, the family bathroom is fitted with a modern white suite including a bath with shower over, W/C, wash hand basin with vanity unit, heated towel



rail, and double-glazed window. From the landing, there is access to a fully boarded loft with Velux window.

Externally to the rear, the garden benefits from a corner plot and side access. Mainly laid to lawn, with boxed flower bed borders providing home to a variety of mature shrubs and trees, and slate chippings to the side aspect. A sunny patio provides a seating opportunity under a pergola and is located adjacent to the kitchen bifold doors.

The frontage bares a rendered Victorian facade and low wall enclosing the front garden.

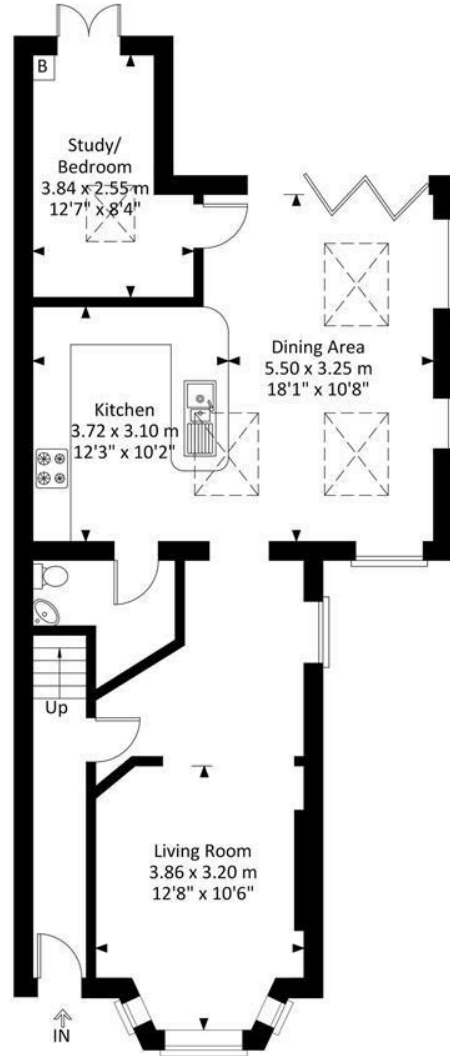
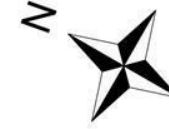
1 Alton Road is an exceptional home, offering generous living accommodation and rarely found outdoor space, perfect for both entertaining and private enjoyment. Perfectly positioned on the Ashley Down/Horfield borders, the property enjoys convenient access to the independent shops and cafés of Gloucester Road, excellent transport links including motorway networks, and falls within the highly regarded Ashley Down Primary School catchment area.



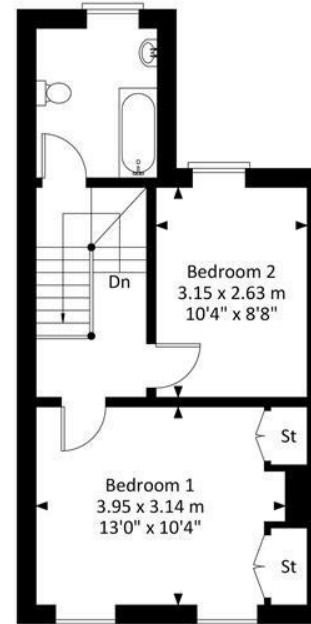


I Alton Road, Horfield, BS7 8SJ

Approximate Gross Internal Area = 103.05 sq m / 1109.22 sq ft



Ground Floor



First Floor

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



elephant 

Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk