

elephant 



£550,000

291 Ashley Down Road, Ashley Down, Bristol, BS7 9BG

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291 Ashley Down Road Ashley Down, Bristol, BS7 9BG

Offered for sale with no onward chain, a well-presented three bedroom home located on Ashley Down Road. The property briefly comprises of, a bay fronted lounge, open plan kitchen/dining room, utility room, three bedrooms, a family bathroom, a west facing garden and off street parking.

The ground floor accommodation comprises an entrance hallway with wood floors spanning the ground floor accommodation, stairs that lead to the first floor, with a open space beneath the stairs currently used as a reading area. The sitting room has double-glazed bay windows to the front and bespoke shelving set within the alcoves. At the rear, the open plan kitchen/diner spans the entire width of the property and is the social hub of the home, with patio doors that seamlessly connect to the sunny rear garden. The kitchen is fitted with a range of wall and base units with wood worktops over, benefitting from integral appliances such as electric oven, gas hob and extractor over, while there is ample space for a fridge/freezer. The kitchen peninsula divides the room benefitting from extra base units and a seating area, perfect for entertaining. Beyond the kitchen is a utility area, housing the combination boiler, a W/C, wash hand basin, wood worktop surface with space for a washing machine and tumble drier.

Rising to the first floor, the accommodation has a typical configuration of three bedrooms and a family bathroom. The main bedroom on this level is located at the rear of the property and benefits from a pleasant outlook onto the rear garden and a built in wardrobe. To the front, is the second double bedroom benefitted a bay window with far reaching rooftop views to the east of Bristol and built-in wardrobes spanning the depth of the room. Adjacent, bedroom three, sharing the same aspect. Completing the accommodation is a smartly finished bathroom



benefitting a bath with a shower over, a vanity unit with basin, W/C and a radiator.

Externally, the property bears a 1930s facade, with steps that lead to the front door and a hedge creating further privacy. To the rear, the garden benefits a westerly facing aspect and is divided into three sections. Beyond the patio doors is a paved seating area, steps lead up to a lawned area. The final section is utilised as parking with a useful storage shed to the side, rear access is provided to the garden.

291 Ashley Down Road is a lovely family home, with further potential offered by creating a loft conversion (subject to necessary planning consents). The home is conveniently located closeby to St Andrew's Park, Gloucester Road, transport links to the M32, the highly regarded Sefton Park Primary and Fairfield Secondary Schools.

Vendors Comments:

"We have truly loved living and raising our family of three daughters in 291 Ashley Down Road over the past 10 years and are really sad to be leaving. This house has pure happy bones, it's solid & warm and is surrounded by the kindest and best neighbours. Our kids have all enjoyed the short walk to Sefton Park primary school, St Andrews Park, Dirac park & the transport links to the city centre (or walk!), with the #70 bus stopping right outside and the convenience of two rail stations, including the new Ashley Down station. The outlook at the back over the school is lovely and gives a quiet and private garden for enjoying a BBQ or drink in the evening sun. Our driveway is great for charging the car, carrying in small sleeping children after long journeys & unloading shopping! The private rear lane is an extension of our garden and the children are regularly kicking a ball around back there. Inside, our house is full of natural light and is always warm with the kitchen diner being the heart of the home. We have been tempted by an attic conversion, there is plenty of headroom up there and would make a huge room

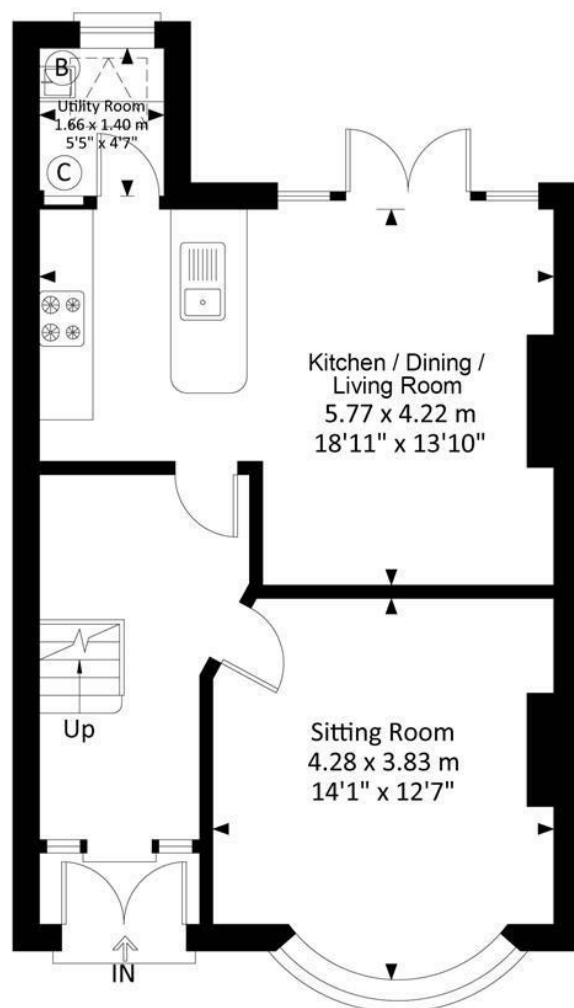


with amazing views, however we have taken the decision to move a little further out of the city centre, else we would be staying! We hope the new owners enjoy this house as much as we have."

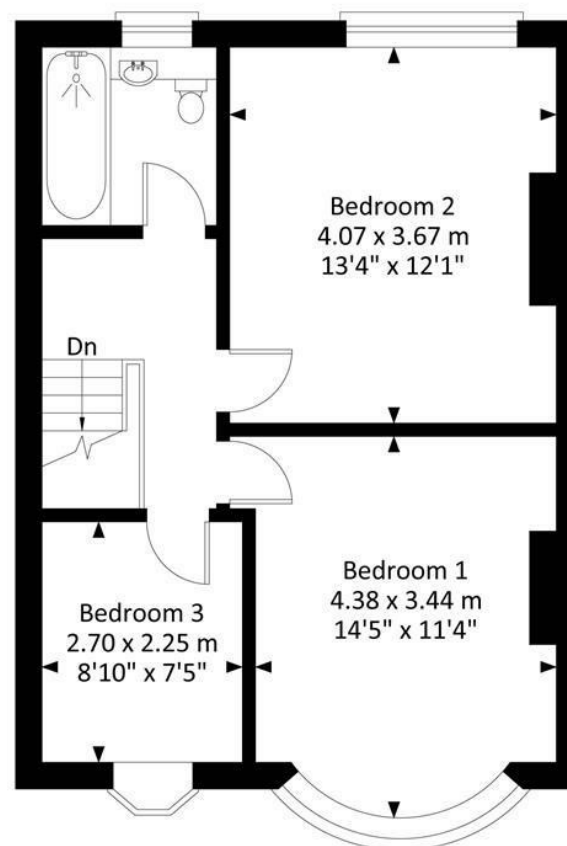


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Approximate Gross Internal Area = 97.51 sq m / 1049.58 sq ft



Ground Floor



First Floor

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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