



elephant 

£750,000

37 Sefton Park Road, St Andrews, Bristol, BS7 9AN

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: [info@elephantlovesbristol.co.uk](mailto:info@elephantlovesbristol.co.uk)

Web: [www.elephantlovesbristol.co.uk](http://www.elephantlovesbristol.co.uk)



## 37 Sefton Park Road St Andrews, Bristol, BS7 9AN

A beautifully presented three-bedroom plus loft room Victorian home with plenty of retained Victorian character on a popular tree-lined street close to St Andrew's Park.

The reception rooms have been opened, creating spacious and light accommodation. The classically proportioned sitting room has bay sash windows, a period fireplace and stripped wood floorboards. It opens onto a dining room with a fireplace, period dresser and stripped wood floors.

At the rear, the impressive split-level kitchen/dining room has contemporary units and double doors that seamlessly connect to the garden. In addition to this, there is a separate utility room and downstairs w/c.

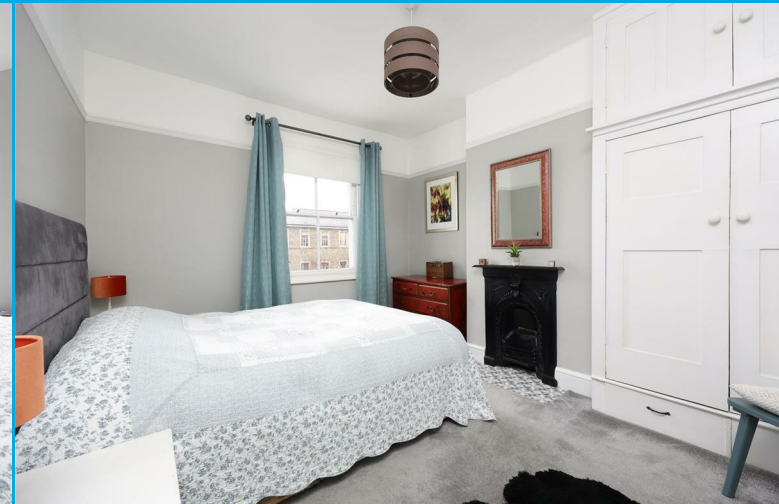
Stairs rise to three bedrooms and a family bathroom on the first floor. The principal bedroom extends the entire property width at the front and features a decorative period fireplace and bay sash windows. Next door, the second double bedroom has a cast iron feature fireplace, fitted wardrobes, and a sash window to the rear. Beyond, the family bathroom is fitted with a bathtub with shower over, wash hand basin, W/C, and a window to the side aspect. The third bedroom has a period fireplace and a double-glazed sash window overlooking the rear garden.

On the second floor, the loft room has two skylight windows and access to eaves.

At the rear, the garden is laid to block paved seating and dining areas and lawn. The garden is bordered by trees and shrubbery and enclosed by a brick wall and trellis.



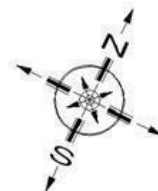









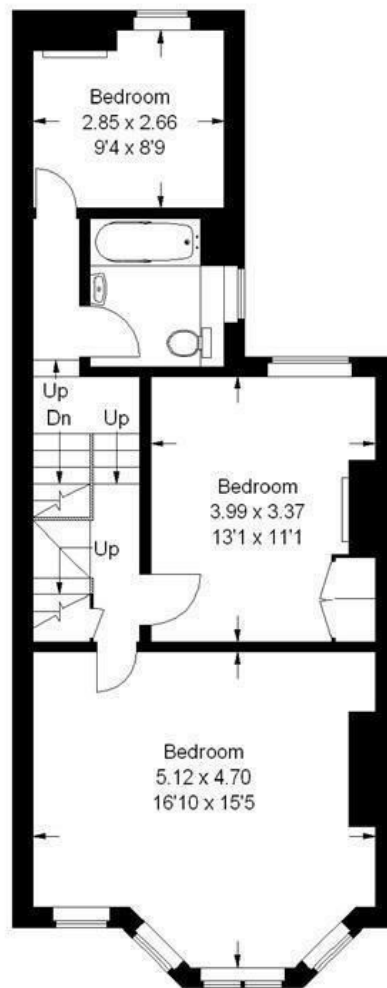
Approximate Gross Internal Area  
156 sq m / 1615 sq ft (Excluding Eaves Storage)  
Eaves Storage = 17 sq m / 183 sq ft  
Total = 173 sq m / 1862 sq ft



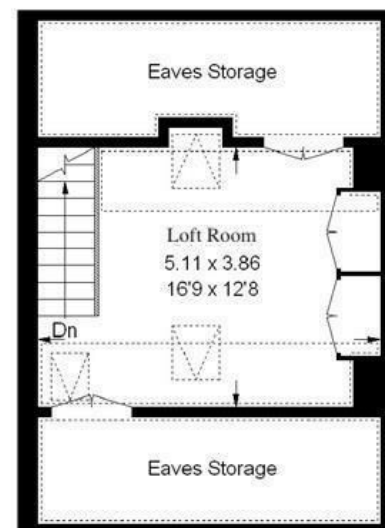
 = Reduced headroom  
below 1.5 m / 5'0"



Ground Floor



First Floor



Second Floor





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**Bishopston office**

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

[elephantlovesbristol.co.uk](http://elephantlovesbristol.co.uk)

**Clifton office**

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