



£800,000

138 Longmead Avenue, Bishopston, Bristol, BS7 8QQ

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# 138 Longmead Avenue Bishopston, Bristol, BS7 8QQ

A beautifully extended, four-bedroom family home with views overlooking allotments. This sleek home offers four bedrooms, including a loft conversion, an extended kitchen/diner, a utility room, three bathrooms, a separate sitting room and off-street parking with an electric charging point.

The property has been renovated to a high standard, incorporating an impressive open-plan kitchen/diner with bi-fold doors leading onto a beautiful southwest-facing rear garden. You enter the property into a large entrance porch providing plenty of space for coats. A door then leads into the hallway with stairs rising to the first floor, pull-out shoe storage under the stairs, and doors leading to the sitting room and kitchen/diner/living room.

The sitting room to the front features a large square bay with UPVC double-glazed windows and inbuilt cabinetry/shelving to the chimney recesses. At the rear of the house is a well-designed kitchen extension, creating an open and social space that seamlessly connects to the garden. The room has herringbone flooring extending from the front door through to the rear, skylight windows and bi-fold doors. The kitchen area comprises a range of modern units and built-in appliances, including a dishwasher, gas hob, double ovens, a fridge/freezer, breakfast bar and pantry. A large utility room and WC is accessed via the kitchen with a door to the rear garden.

Upstairs, on the first floor, are two good-sized double bedrooms, a large single bedroom currently used as a home office and a family bathroom. The bathroom comprises a bathtub with shower over, wash hand basin, WC, and two wall-mounted heated towel rails.

The principal bedroom, an office space and a bathroom extend over the second floor. The bedroom



is neatly decorated with large floor-to-ceiling windows framing the view over the allotments and the city beyond. The conversion has been cleverly designed to incorporate a workspace open to the landing and access to ample eaves storage at the front of the property. The contemporary ensuite features a large walk-in shower, wash hand basin, and two heated towel rails.

At the rear, the cleverly designed southwest-facing garden has an Indian Sandstone patio area (with an outside tap and weatherproof power point) leading directly onto the lawn, with raised beds to its borders and various colourful mature trees and shrubs. A central stepping stone pathway leads up through the lawn to an additional block-paved patio at the rear of the garden, a timber-framed workshop/storage shed with lights and power, and a gate leading onto two off-street parking spaces with an electric charging point.

The well-tended front garden has been beautifully landscaped with a variety of shrubbery. There is also a useful bike shed and bin store.

The property is within close proximity to Gloucester Road and the various amenities within Horfield Common, including tennis courts and the recently renovated Ardagh Centre, with its popular cafe. It is also within the Redland Green Secondary School and Bishop Road Primary School APR.





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Approximate Gross Internal Area = 136.34 sq m / 1467.55 sq ft  
(Excluding Eaves & Garden Storage)



= Reduced Head Height

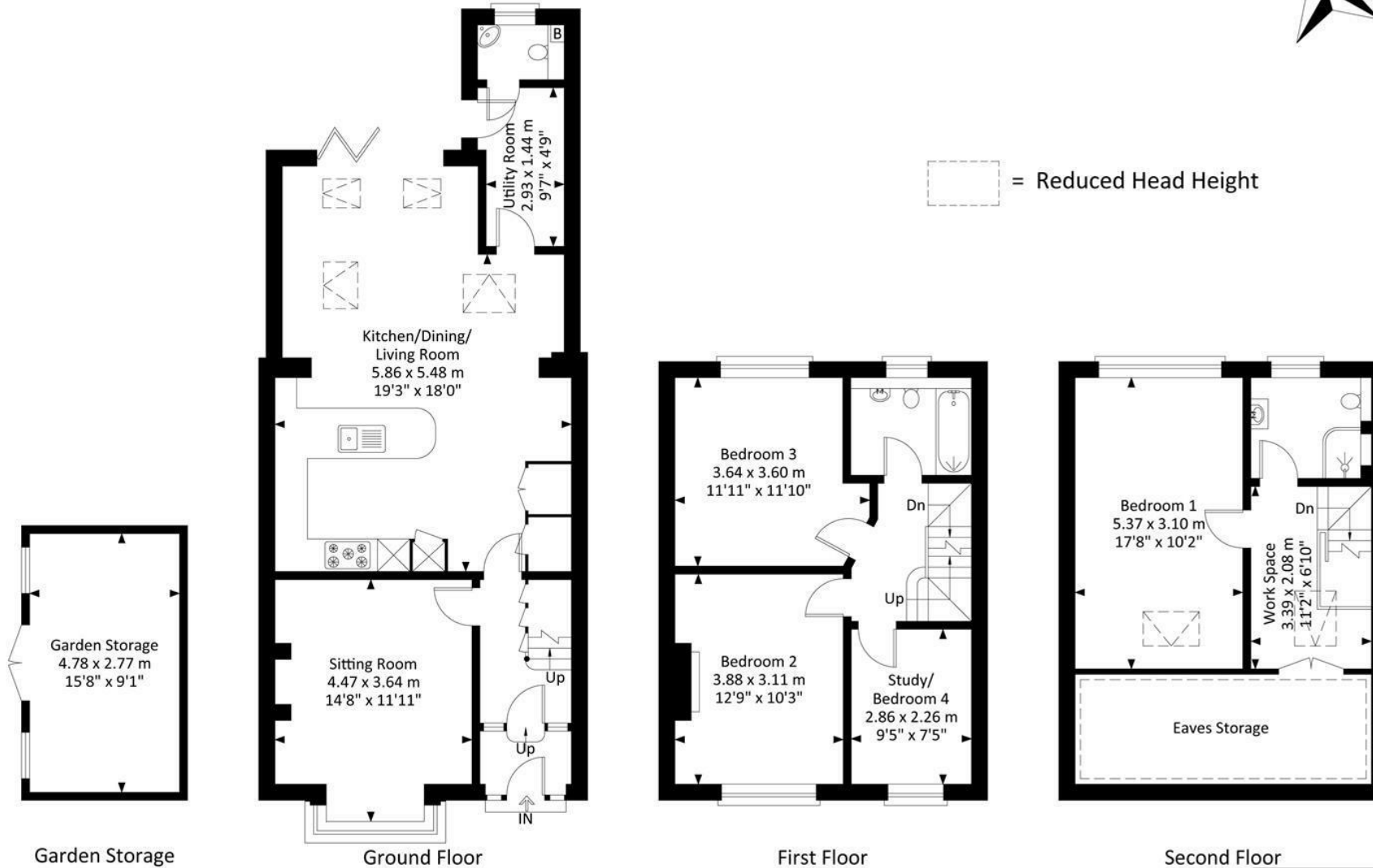


Illustration for identification purposes only, measurements and approximate, not to scale.



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



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