

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 elephant head profile, which also forms a continuous line with a small dot above it.

£535,000

15 Purdown Road, Ashley Down, Bristol, BS7 9PG

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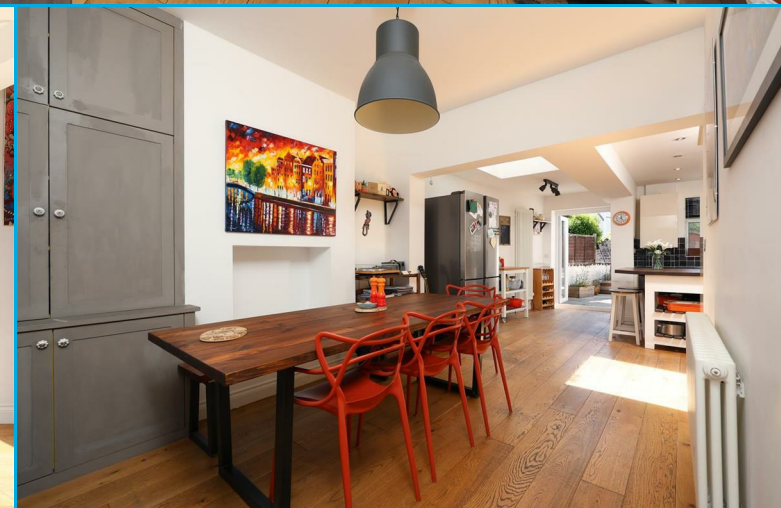
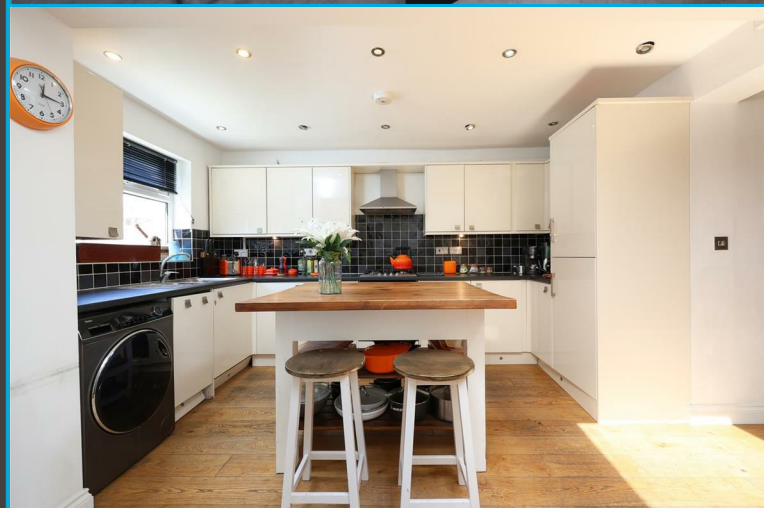
## 15 Purdown Road Ashley Down, Bristol, BS7 9PG

Located on a quiet neighbourly road within the heart of Ashley Down is this extended and immaculately presented three bedroom Victorian home. This property spans over three levels and benefits from a southerly facing rear garden.

Ground floor accommodation comprises; Main entrance which leads onto the hallway providing access to all ground floor accommodation, stairs that rise to the first floor with understairs storage beneath and a downstairs W/C. The living room and lead reception sits at the front of the property and features a double glazed bay window with shutters and a feature fireplace. Next door is the impressive and extended open plan kitchen/dining room, with french doors and a skylight window flooding the space with natural light. The kitchen is fitted with a range of wall and base units with contrasting worktops, metro tiled splash-backs and stainless steel fittings.

A staircase leads up to the first floor to two double bedrooms, and a family bathroom. At the front of the house is a stylish principal bedroom that spans the entire width of the property benefiting from built-in wardrobes and twin double glazed windows providing a pleasant outlook onto Purdown Road. Another well-proportioned double bedroom sits in the middle of the house. A spacious family bathroom is at the rear of the floor, which is a four piece suite benefitting a separate bath, shower cubicle, wash hand basin, w/c and a radiator with a towel rail above. On the top floor is another light and bright bedroom with a double glazed window to the rear and eaves storage. a double glazed window to the rear.

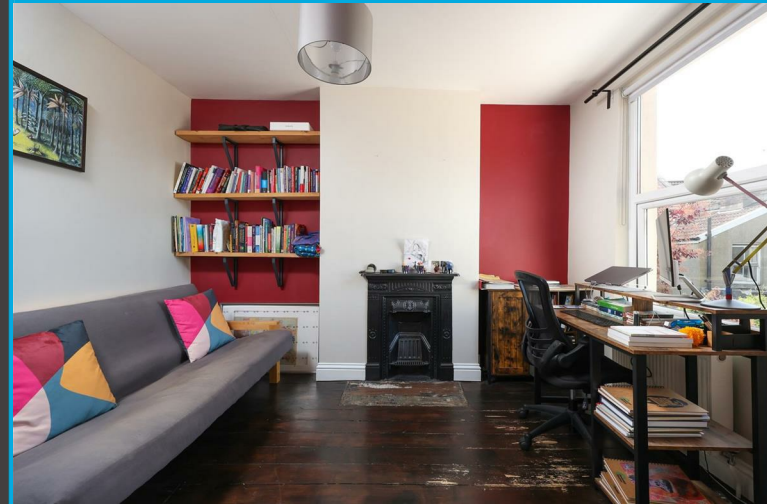
Externally, the front of the property benefits from the classic Edwardian red brick-fronted facade. Whilst the delightful south facing rear garden is mainly paved for al-fresco dining and taking full advantage of the





property's sunny aspect. There is further access to storage to the side, that spans the depth of the property.

Purdown Road has a real sense of community and enjoys a convenient position in the area, just a short walk from Ashley Down Primary School and the Lazy Dog, whilst also being within easy access to both Gloucester Road and the M4/M5 motorways.

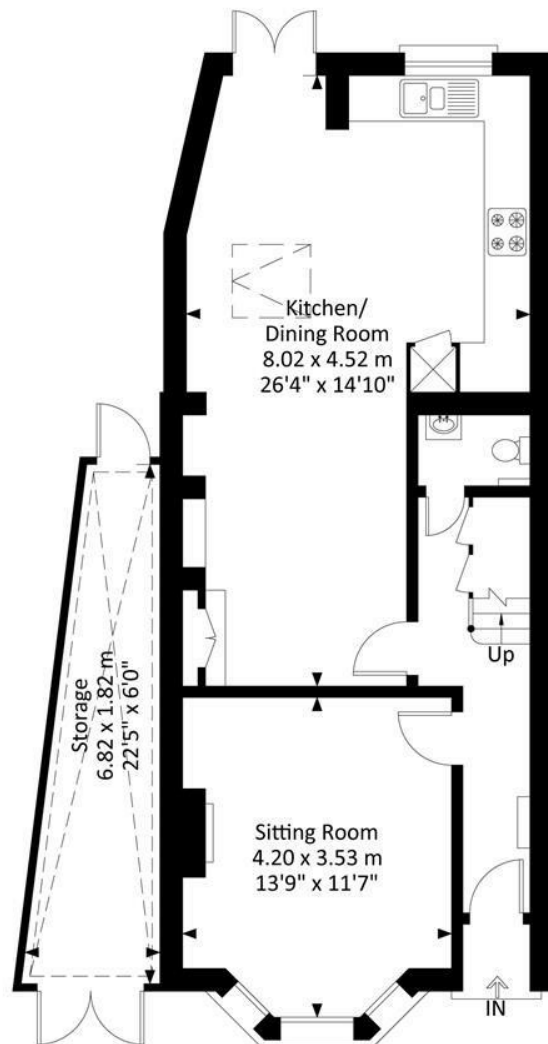




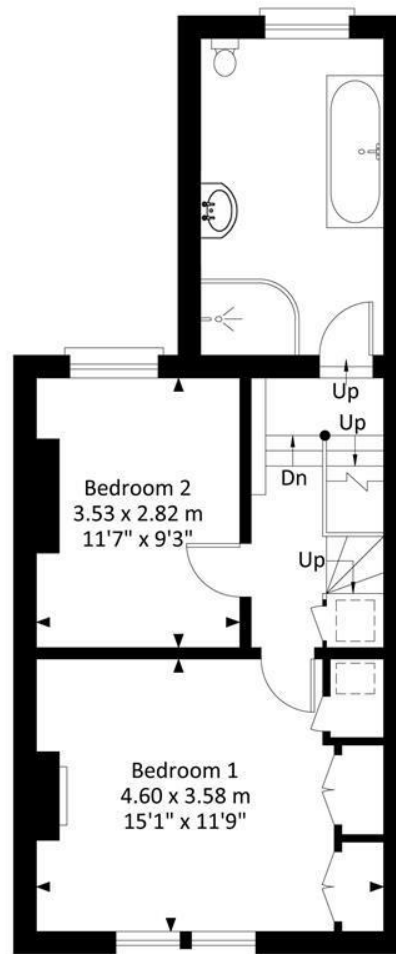


# 15 Purdown Road, Horfield, Bristol, BS7 9PG

Approximate Gross Internal Area = 112.17 sq m / 1207.38 sq ft  
(Excluding Storage & Eaves Storage)



Ground Floor



First Floor

 = Restricted Head Height



Second Floor

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





**elephant** 

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