



£565,000

91 Maple Road, Horfield, Bristol, BS7 8RF

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

91 Maple Road Horfield, Bristol, BS7 8RF

A well-presented, three-bedroom family home with views overlooking Horfield Common.

A gate opens under an arbor into a paved front garden to the front door, which opens into the ground-floor hallway with stripped wooden floorboards, storage under the stairs and doors to all downstairs rooms. The living room is on the left-hand side and has double-glazed bay windows, neutrally decorated walls, picture rail and a gas fireplace with wooden mantle. At the rear, the kitchen has a range of wall and base units, an inset stainless steel sink/drain, space for freestanding appliances, and a upvc window into the garden room/utility. The adjacent dining area feels light and bright, with stripped wooden floorboards, inbuilt alcove shelving and has glazed doors and windows that connect seamlessly to the garden room/utility. The garden room has tiled flooring, a study/workspace, a utility area with plumbing for a washing machine and space for a tumble dryer with worktops over, a door to a W/C and double glazed windows and a door onto the rear garden.

On the first floor, there are three good-sized bedrooms, including the principal bedroom, which has fitted wardrobes, picture rail and double-glazed windows overlooking the rear garden. Next door the equally sized second bedroom has; coving, picture rail and double-glazed windows with views onto Maple Road. Bedroom three at the rear can comfortably fit a bed and bedroom furniture and has a double glazed window which also overlooks the rear garden. The family bathroom completes this floor; the bathroom suite comprises a bath with shower over, wash hand basin and a W/C.

There is further scope to extend into the loft and/or at the rear subject to the relevant permissions.



The rear garden extends an impressive 17m in length with a gate which opens directly onto Horfield Common. A large paved patio area extends out from the rear of the property, offering a pleasant dining area laid out in stone shingle. A lawn beyond connects to an additional raised patio and a large wooden summer house/storage shed. The entire garden is bordered by mature plants, trees and shrubbery, which offers a colourful backdrop.

There is also an additional wooden storage shed and side store.

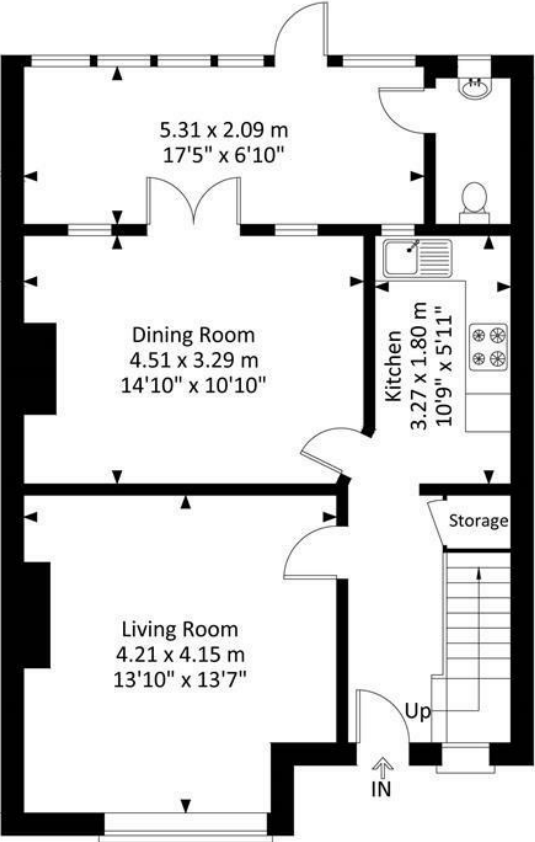
The property is situated in close proximity to Gloucester Road and the various amenities within Horfield Common, including tennis courts and the recently renovated Ardagh Centre, which features a popular café. It is also near Bishop Road and St Bonaventure's Primary Schools.



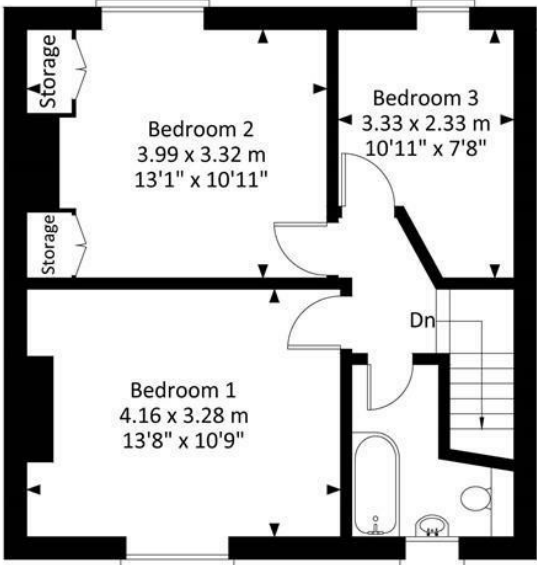


91 Maple Road, Bishopston, Bristol, BS7 8RF

Approximate Gross Internal Area = 104.17 sq m / 1121.27 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		
(69-80) C		
(55-68) D		
(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		



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