



£625,000

40 Maple Road, Horfield, Bristol, BS7 8RQ

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An extended three-bedroom terrace home in Horfield.

The property is situated on a popular tree-lined road, a short walk to Gloucester Road, close to Horfield Common and its various amenities, including tennis courts and the recently renovated Ardagh centre, with its popular cafe. The property comprises a large living room, a family room, and an extended kitchen/diner, three bedrooms, a family bathroom, a downstairs w/c, and a south-facing garden.

At the front of the property, you will find a large reception room with fitted carpets, a bay window with double-glazed sash windows and a cast iron radiator.

Adjacent to this is the family room, located in the middle of the house and featuring stripped wooden floors, built storage in one of the alcoves, and an opening connecting the space to the extended kitchen/diner at the rear of the property.

To the rear of the property is the open plan, kitchen/diner featuring stripped wooden floors, a large skylight over the dining area providing lots of natural light, bifold doors leading out to the garden and a modern kitchen with a range of wall and base units,



chrome fittings, contrasting wood countertops, and a Belfast sink.

Under the stairs is a w/c with a wash basin.

Moving upstairs you find three double bedrooms and the family bathroom. The master bedroom is located at the front of the property and spans the full width of the house. Featuring stripped wooden flooring, built-in storage, a cast iron radiator, a bay window with double-glazed windows and an additional window which helps the room to feel light and bright.

The second bedroom is located in the middle of the property and also has stripped wooden flooring, a double glazed window looking over the garden and a cast iron radiator, along with built-in storage in one of the alcoves.

The third bedroom currently used as a guest bedroom is found at the rear of the property and features a double glazed window overlooking the garden, a cast iron radiator.

Completing this floor is the family bathroom comprising a traditional white suite with wash basin, WC, bath with a shower overhead and glazed panel, grey tiled walls and painted wooden flooring.

Externally, the south-facing rear garden features artificial grass, a range of low-level borders with mature shrubs and plants and a wooden shed for storage.

This family home has been beautifully adapted by the current owners and finished to a high standard throughout.





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Approximate Gross Internal Area = 135.19 sq m / 1455.17 sq ft

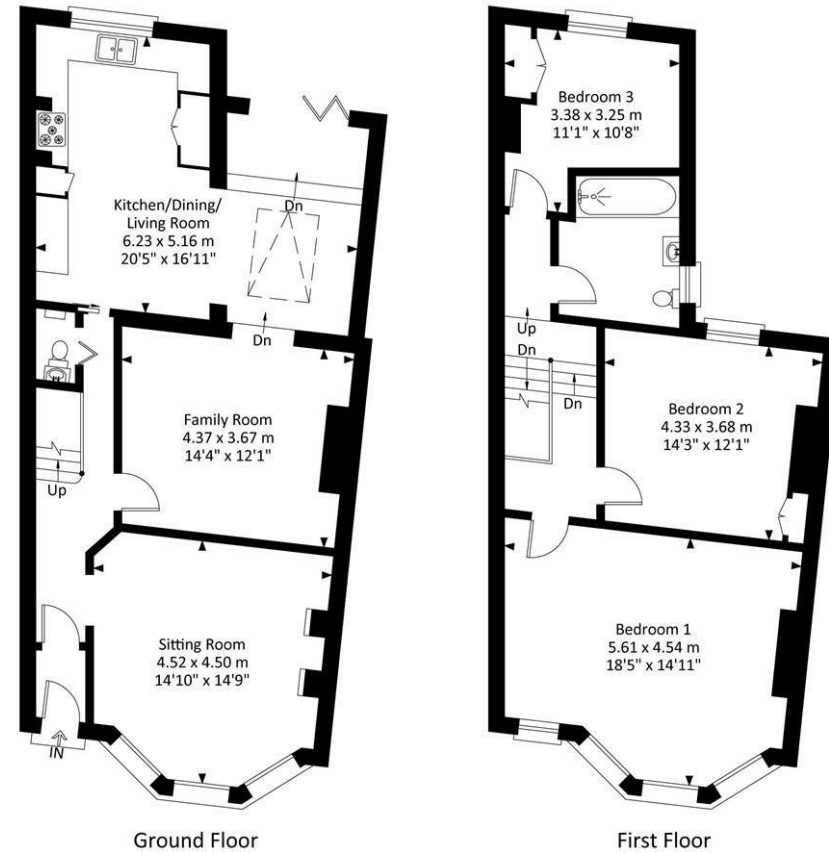
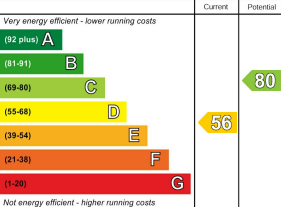
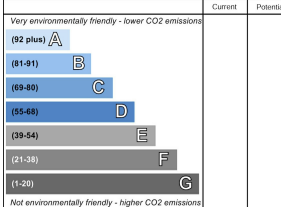


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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