



£585,000

51 Queens Road, Ashley Down, Bristol, BS7 9HZ

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51 Queens Road Ashley Down, Bristol, BS7 9HZ

A stylish and individual 1930's three-bedroom family home situated in a prominent position on one of Ashley Down's most popular roads. The property has been tastefully decorated throughout and is presented to an excellent standard. Key features include a light and spacious open plan kitchen/diner, living room with bay window, loft room, a timber-framed garden room/home office and a 70ft landscaped rear garden.

Accommodation on the ground floor comprises a main entrance leading into a central hallway providing access to all ground floor rooms. At the front of the property is a beautifully presented living room complete with double glazed box bay window, a striking colour scheme and fitted book shelves into the alcoves. Next door, the rear reception and kitchen have been completely opened up in order to create a light and spacious open plan kitchen/diner perfect for families and socialising. The kitchen has been fitted using a range of contrasting wall and base units with sleek black granite work-tops, geometric tiled splash-backs and an engineered oak floor. There is also a range of integrated appliances that include an electric oven/gas hob and a fridge/freezer. The light and bright dining room has book-in book shelving and plenty of space for a large dining table and sofa. Double glazed patio doors provide a seamless connection out onto the rear garden.

On the first floor are three bedrooms and a family bathroom. Bedroom one is located at the rear of the floor and features hand-crafted, bespoke fitted wardrobes and a vertical column style radiator, whilst a double glazed window benefits from a green and leafy outlook over the rear garden. Bedroom two is also a well-proportioned double and features a built-in cupboard and fitted book shelves, whilst adjacent bedroom three shares the same outlook and also benefits from plenty of fitted storage.



Finally, completing this floor is a smartly finished family bathroom featuring a modern white suite with stainless steel fittings, metro style tiled splash-backs and a luxury vinyl floor.

Stairs lead up to the top of the house to a loft room with velux windows to both front and rear aspects allowing for plenty of natural light. There is also ample storage within the eaves.

Externally, the property bares the classic 1930's facade, whilst the 70ft rear garden is a real rarity for this area. Presented in two sections consisting of a larger paved patio and seating area with steps leading up to a large laid lawn which in turn are bordered on both sides by planted beds that feature an array of mature trees, plants and shrubs. At the rear of that garden is an impressive timber-framed garden room/home office with full mains power and the opportunity for occasional accommodation if required. There is also the addition of a storage area behind which includes a secure shed and children's platform play area. The property further benefits from useful rear access via a secure lane.

51 Queens Road is an exceptional family home which has been meticulously modernised by its current owners. The property itself falls within catchment to some highly regarded primary schools in Ashley Down and Brunel Field as well as Fairfield and Trinity Secondary schools. All of the amenities on the Gloucester Road are just a short walk away with the open green spaces of St Andrews Park, Horfield Common and Purdown within easy walking distance also.



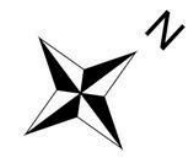


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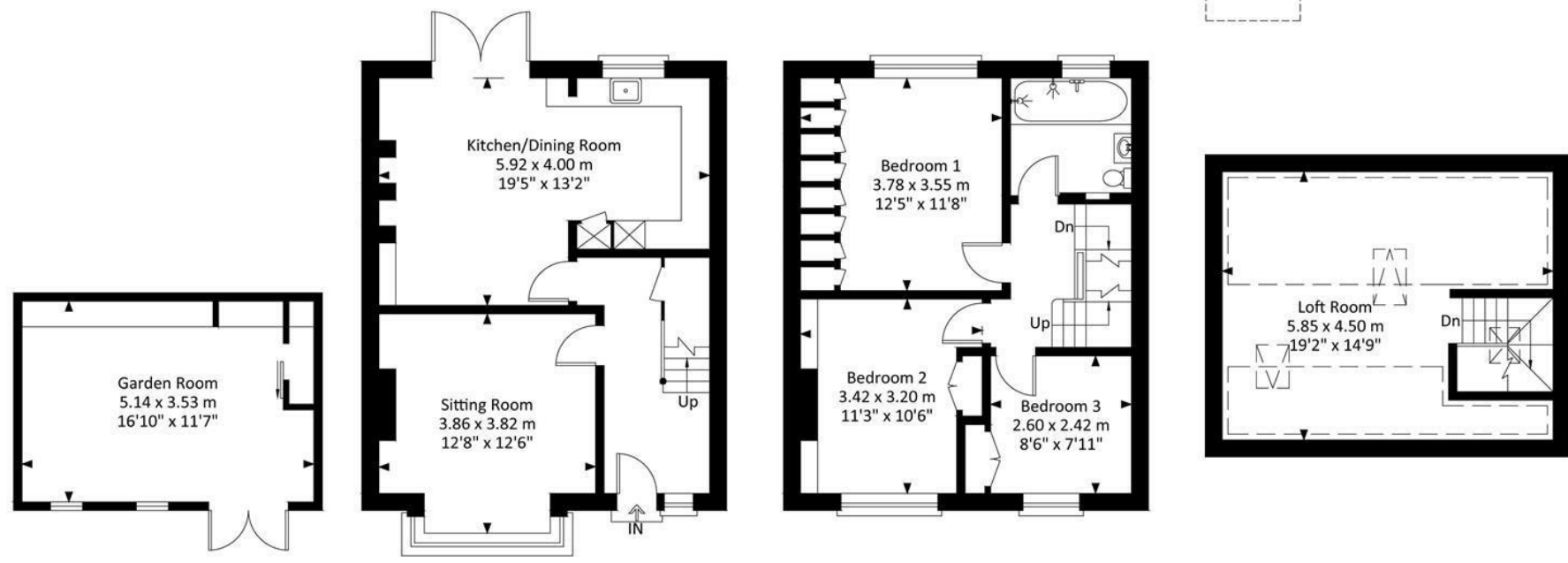
Approximate Gross Internal Area = 114.30 sq m / 1230.31 sq ft

Garden Room Area = 18.14 sq m / 195.25 sq ft

Total Area = 132.44 sq m / 1425.56 sq ft



 = Reduced Head Height



Garden Room

Ground Floor

First Floor

Second 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		87
(81-91) B		
(69-80) C	70	
(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		



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