



£1,375,000

55 Logan Road, Bishopston, Bristol, BS7 8DS

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

55 Logan Road Bishopston, Bristol, BS7 8DS

A substantial Victorian family home located on one of Bishopston's most desirable roads.

This family home has been meticulously renovated by the current owner, with 2700 sqft spanning over three levels. The property has plenty to offer including two reception rooms, an open plan kitchen/diner, utility room, five double bedrooms, off street parking for two cars and a landscaped rear garden.

The accommodation on the ground floor comprises a vestibule entrance complete with original period tiled floor that leads into a central hallway providing access to all ground floor rooms. At the front of the property is a living room with bay window complete with double-glazed timber frame sash windows. Further features include a high ceiling with ornate cornice and rose, picture rail and a cast iron period fireplace. The adjacent reception room shares the same aspect and is currently used as a sitting room, benefitting a decorative fireplace.

Across the hallway to the rear of the house is a light and bright open plan kitchen/diner that offers the perfect room for families and socialising with a seamless connection to the garden via a set of French doors. This room has a wood floors throughout and a cast iron fireplace. The contemporary kitchen is fitted with a range of base units with contrasting quartz worktops and also incorporates a central island benefiting further storage, an induction hob and a seating area. Beyond the kitchen is a separate utility room which has a skylight window and side door to the garden. The utility houses the boiler, plumbing for a washing machine and space for a tumble dryer while the downstairs shower room is beyond, benefitting a walk in shower, W/C, wash hand basin and underfloor heating.



A staircase sweeps up to the first floor to four double bedrooms and a family bathroom. The principal bedroom is situated at the rear of the property benefitting twin double glazed sash windows overlooking a green outlook over the garden. Next door, bedroom four shares the same view and is currently occupied as a gym. Across the landing, bedrooms two overlooking neighbouring homes via twin double glazed sash windows while bedroom three shares the same aspect. Sitting centrally is the family bathroom, flooded with natural light from two sash windows, benefitting a separate bath, wall mounted W/C, a jack and jill wash hand vanity unit and a heated towel rail.

A further set of stairs lead to bedroom five and the loft. Bedroom five is to the rear, currently occupied as a study or home office overlooking the mature rear garden. The loft spans the full depth and width and is a useful storage space, but equally could be converted into another room (subject to necessary planning consents).

Externally, the front of the property possesses the classic Victorian facade with a paved pathway leading up to the front door. There is a block paved driveway providing off-street parking for two cars and planted beds feature an array of plants and shrubs. The rear garden has been landscaped and presented in three sections consisting of a patio/seating area. Steps lead up to a lawn, bordered by an array of plants and shrubs, while a raised paved terrace to the very back benefits the rays of the sunshine. The property further benefits side access via the vestibule.

55 Logan Road is an exceptional property, finished to a high standard throughout and is a perfect family home. It offers convenient access to the cafe's, bars and local amenities that Gloucester Road has to offer and is also within one mile of the City Centre. The property falls within catchment to some highly regarded primary schools as well as Redland Green Secondary School.

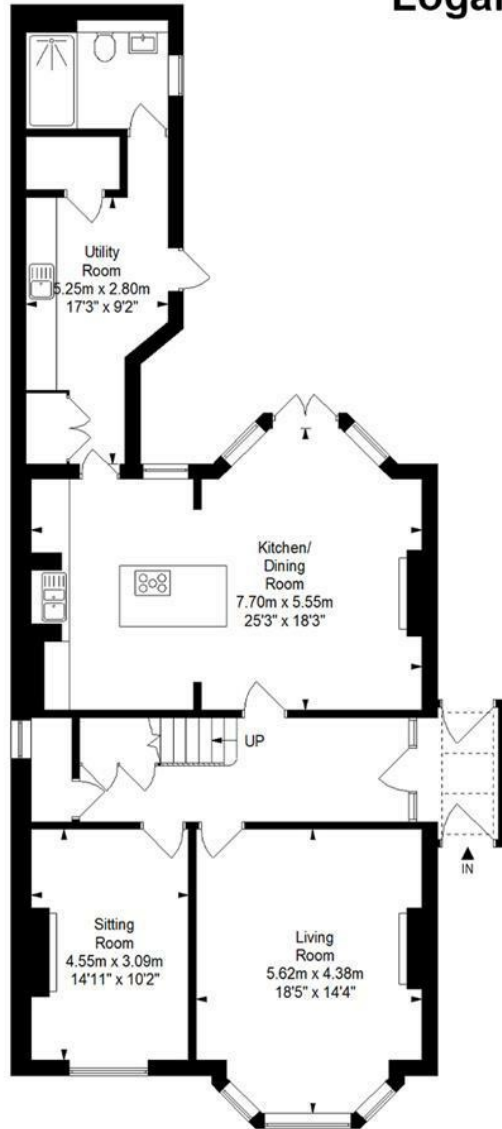




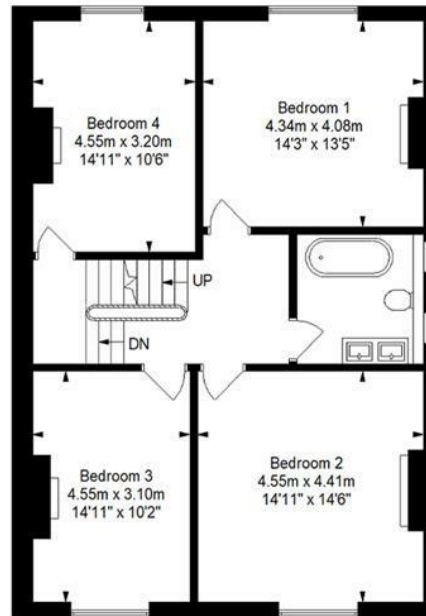
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Approximate Gross Internal Area = 258.8 sq m/ 2785.8 sq ft
(Excludes Reduced Headroom Area)
Reduced Headroom Area = 39.2 sq m/ 422.0 sq ft
Total Area = 298.0 sq m/ 3207.8 sq ft

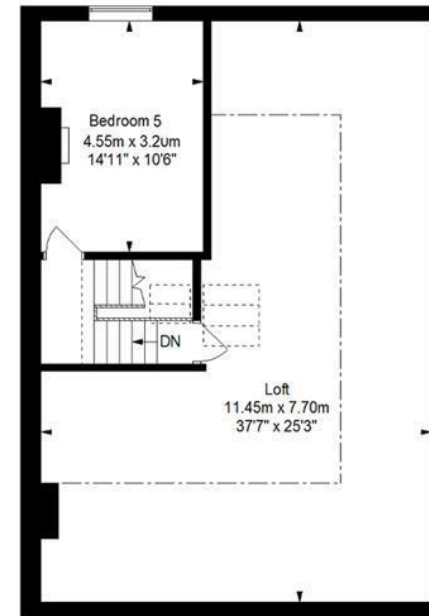
[] = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

This floor plan has been drawn using RICS guidelines (GIA)
Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

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		
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elephant 

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