



£625,000

19 Beloe Road, Horfield, Bristol, BS7 8RB

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Offered for sale with no onward chain is an immaculately presented three bedroom home with a garage, garden studio and a sunny c60ft rear garden. Well located, this extended home is on a quiet road in easy reach of both Horfield common and all the amenities on Gloucester Road.

The front door leads into a vestibule and then into an entrance hallway, providing access to all ground floor accommodation and stairs that rise to the first floor and storage provided beneath. The living room, currently occupied as a bedroom, is located to the front benefitting a bay with double glazed windows and doors that lead into the open plan living space. To the rear, an impressive kitchen/diner/sitting room, creating the social hub of the home. The cosy sitting room sits centrally, benefitting a log burning stove, picture rail and a bespoke dresser within the alcove. To the rear, in the extension is the kitchen/diner, spanning the full width of the house and naturally lit from french doors and skylight windows onto the mature garden. The kitchen is fitted with a range of wall and base units with contrasting worktops, benefitting an integrated oven and gas hob while providing space for a dishwasher, fridge and freezer. To complete the ground floor, there is a useful utility room housing the boiler and providing space for a washing machine and tumble dryer. Adjacent is a three piece shower room benefitting a shower cubicle, wash hand basin and W/C.

Stairs lead to the first floor, where there are three bedrooms and a bathroom. The main bedroom overlooks the mature rear garden with picture rail and ample space for furniture. The adjacent double bedroom also has a picture rail and a pleasant outlook onto Beloe Road. The third bedroom also sits to the rear with a window looking on to the garden. The bathroom has a white suite including bath tub



with shower over, wash hand basin, w/c and a heated towel rail.

Externally there is an impressive south westerly facing garden, which has been neatly landscaped with a patio, lawn and enclosed with an array of flower beds, mature shrubs and trees. To the rear, there is a garage and a studio, perfect for a home office or study. There is a rear access lane which provides access to the allotments. To the front, the property bears a classic 1930s facade, enclosed by a low level brick wall, flower bed with mature shrubs and plants, with a path leading to the front door.

19 Beloe Road is a spacious and fantastic family home, conveniently located within a short walk of Gloucester Road and Horfield Common.

Vendors Comments:

"Living in 19 Beloe Road has all the benefits of a sheltered, village atmosphere with all the convenience of City Living. Our beautiful garden opens onto allotments and a rear access footpath (and access lane to the garage), via which you can walk the short distance to Horfield Common in one direction or Gloucester Road in the other.

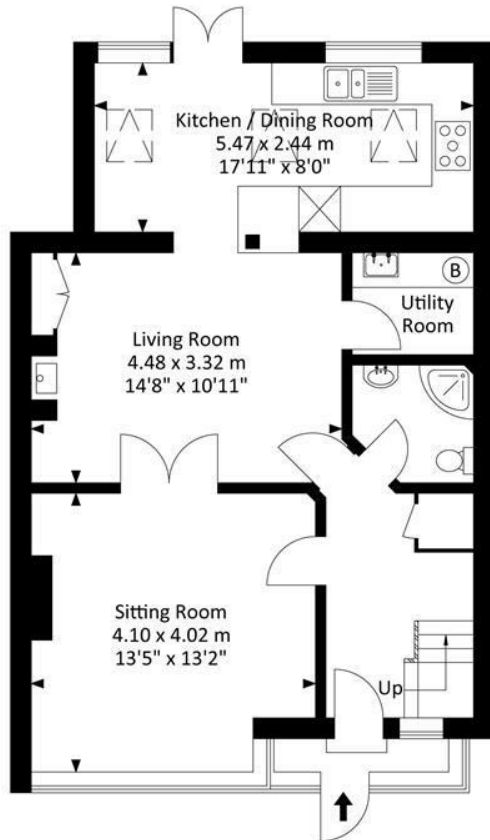
We moved there in April 2013 and set about making improvements. These included a kitchen extension to create a light, open plan living area; a new utility and downstairs shower room, a woodburning stove, replacing the main roof and fitting easy access loft ladder. Everyone who enters the house says it has a good 'feel' to it. It is a lovely home and we've love living there."



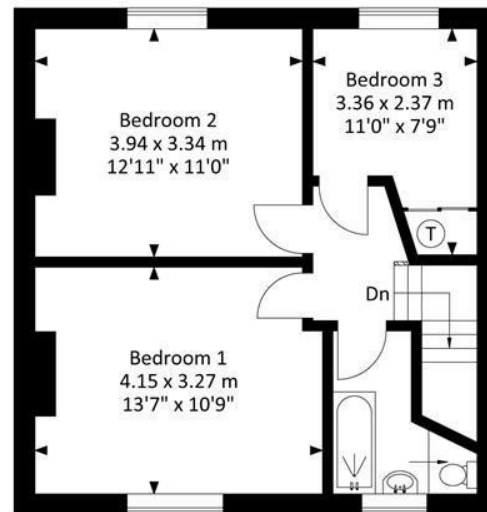


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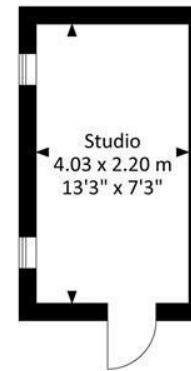
Approx. Gross Internal Area | 133.44 Sq.Ft - 105.30 Sq.M
 Garage Area | 83.30 Sq.Ft - 17.03 Sq.M
 Studio Area | 95.47 Sq.Ft - 8.87 Sq.M
 Total Area | 1412.22 Sq.Ft - 131.20 Sq.M



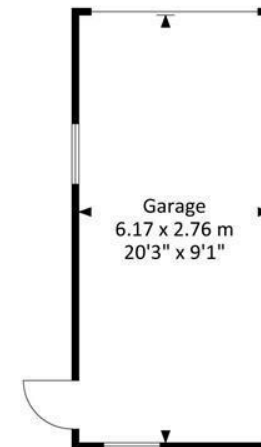
Ground Floor



First Floor



Studio



Garage

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



elephant 

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