

elephant 



£675,000

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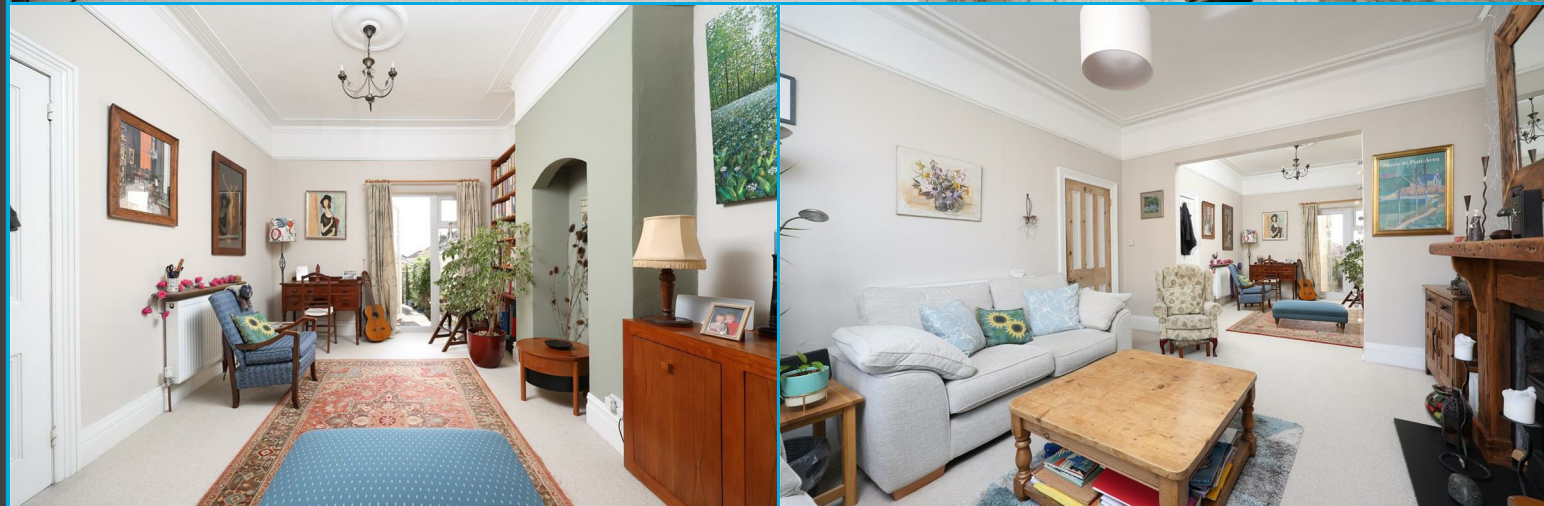
## 19 Churchways Crescent Horfield, Bristol, BS7 8SW

A three bedroom, plus loft room, Edwardian terrace with a south-east facing rear garden.

The property is located on a quiet tree-lined crescent just off Churchways Avenue. Internally, it comprises two open-plan receptions, a kitchen/diner, a W.C. on the ground floor, three bedrooms and a large bathroom on the first floor, and a loft room with far-reaching city views on the second floor. There is also a sizeable half-height undercroft below both reception rooms.

The accommodation on the ground floor comprises connected reception rooms; at the front is a living room with a bay window complete with double-glazed units, ceiling coving, picture rail, ceiling rose, and a wooden Mantlepiece with a slate hearth and gas burner with remote control. An opening leads into the second reception room, which also has ceiling coving, a picture rail and a glazed door onto the rear garden. Beyond, at the rear of the ground floor, is an impressive 7.5m kitchen/diner with bi-folding doors connecting the garden. The kitchen base units have solid wood and stainless steel countertops a double sink, an integrated gas hob, and double ovens. Doors from the kitchen lead to a W.C., an undercroft and two sets of doors onto the rear garden. The undercroft extends the entire width and length of the property and is used mainly for storage with direct access to the rear garden.

Stairs rise to the first floor to three bedrooms and a stylish bathroom. The front double bedroom has stripped wooden floorboards and bay double-glazed windows with views over the crescent and built-in storage. The adjacent second double bedroom has stripped wooden floorboards, a fitted wardrobe and a double-glazed window to the rear aspect. Next door, the third bedroom has a double-glazed window to the side aspect.





At the rear, the large contemporary bathroom has a vaulted ceiling with a skylight window, a large walk-in shower, a freestanding bath, w.c., wash hand basin, tiled walls and flooring and two double-glazed windows.

On the second floor, a loft room has skylight windows with far-reaching views over the city and beyond and access to eaves storage.

The landscaped garden enjoys a south-easterly aspect with gated pedestrian access at the rear. From the second reception, a decked area extends to a patio area partially covered by a wooden pergola. The remainder of the garden is planted with various colourful plants, trees, and shrubs, a wooden storage shed and an original tiled pathway leading down to the rear access gate.







# 19 Churchways Crescent, Horfield, Bristol, BS7 8SW

Approximate Gross Internal Area = 161.82 sq m / 1741.81 sq ft  
(Excluding Cellar/Undercroft)

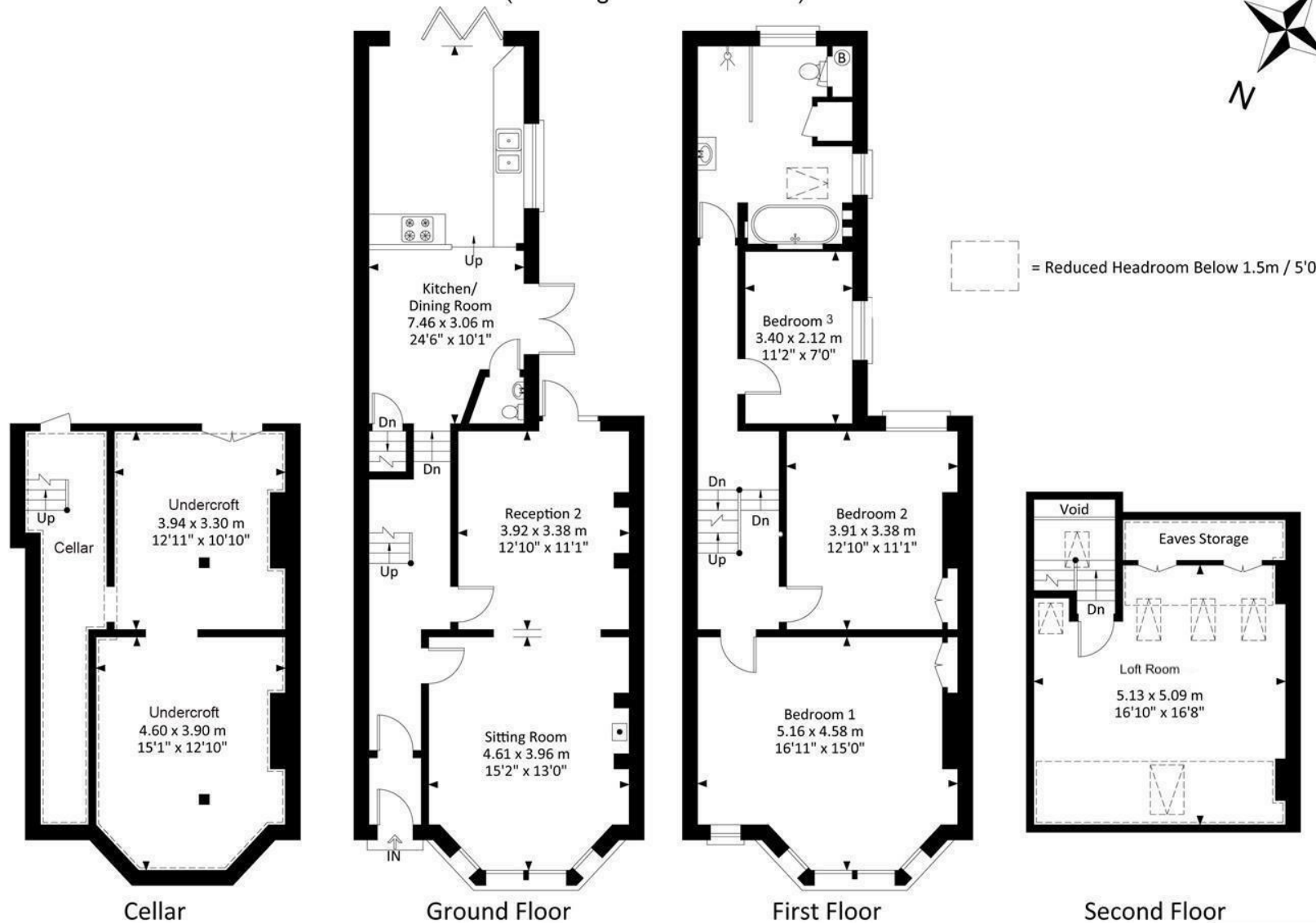


Illustration for identification purposes only, measurements and approximate, not to scale.





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