



£575,000

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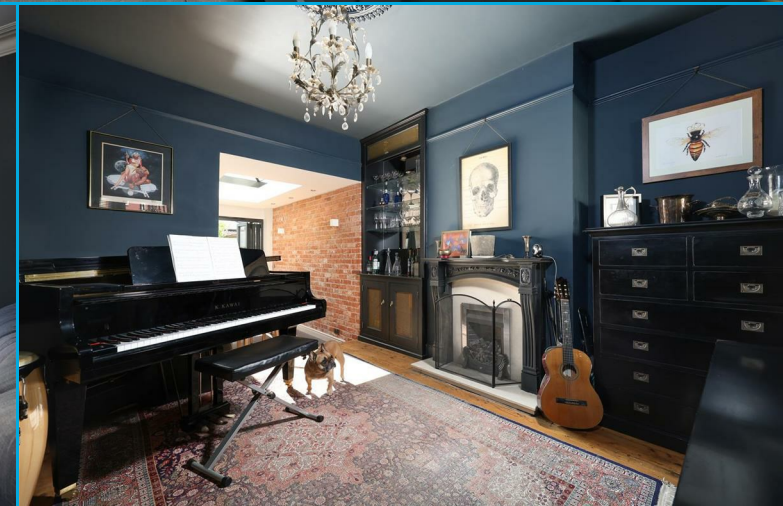
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## 20 Ash Road Horfield, Bristol, BS7 8RN

A beautifully extended, two bedroom Victorian home with a south-west facing garden and further scope to extend. This large two bedroom home offers two double bedrooms, an extended kitchen/diner, a utility room, a bathroom, downstairs w.c and a garden room.

The property has been renovated to a high standard, incorporating an impressive open-plan kitchen/diner with bi-fold doors leading onto a beautiful southwest-facing rear garden. You enter the property into an entrance vestibule, a door then leads into the hallway with stairs rising to the first floor, storage under the stairs, and doors leading to the reception rooms and kitchen/diner. The two reception rooms have been opened to create a larger social space; the sitting room at the front features a ceiling rose, cornice, double glazed bay sash windows, a cast iron period fireplace, inbuilt cabinetry and restored wooden floorboards leading through to the second reception at the rear. The second reception has a ceiling rose, picture rail, a period fireplace, a built-in cabinet, and a wide opening into the kitchen/diner. At the rear of the house is a well-designed kitchen extension, creating an open and social space that seamlessly connects to the garden. The room has been extended into the side return with a large roof lantern and bi-fold doors. The kitchen comprises a range of modern units and built-in appliances, including double ovens, a gas hob, a fridge/freezer, space for a freestanding dishwasher and an island with additional storage. A large utility room is accessed via the kitchen, with space for a washing machine and tumble dryer, a Belfast-style sink, storage cupboards, and a door to the rear garden.

On the first floor, there are two double bedrooms and a bathroom. The principal bedroom to the front extends the entire property width with double-glazed



bay sash windows and exposed floorboards. Similar properties on the road have taken advantage of the ample bedroom space and repositioned the bathroom at the front of the property to create three bedrooms. The adjacent double bedroom is neatly decorated and carpeted and has a double-glazed sash window overlooking the rear garden. The bathroom at the rear has a freestanding bathtub, a separate shower cubicle, a wash hand basin, a wall-mounted heated towel rail and exposed wooden floorboards.

There is scope to extend into the loft to create an additional bedroom(s), subject to the relevant permissions.

At the rear, the cleverly designed southwest-facing garden has a patio area leading directly onto the lawn, with raised beds to its borders and various colourful mature trees and shrubs. A central stepping stone pathway leads through the lawn to a timber-framed garden room with power and lighting used as a home office/studio. A useful storage room is built at the end of the utility room, which offers plenty of storage space and houses the boiler.

The property is within close proximity to Gloucester Road and the various amenities within Horfield Common, including tennis courts and the recently renovated Ardagh Centre, with its popular cafe. It is also within the Bishop Road Primary School APR.





20 Ash Road, Bishopston, Bristol, BS7 8RN

Approximate Gross Internal Area = 116.94 sq m / 1258.73 sq ft

Garden Room Area = 13.63 sq m / 146.71 sq ft

Total Area = 130.57 sq m / 1405.44 sq ft

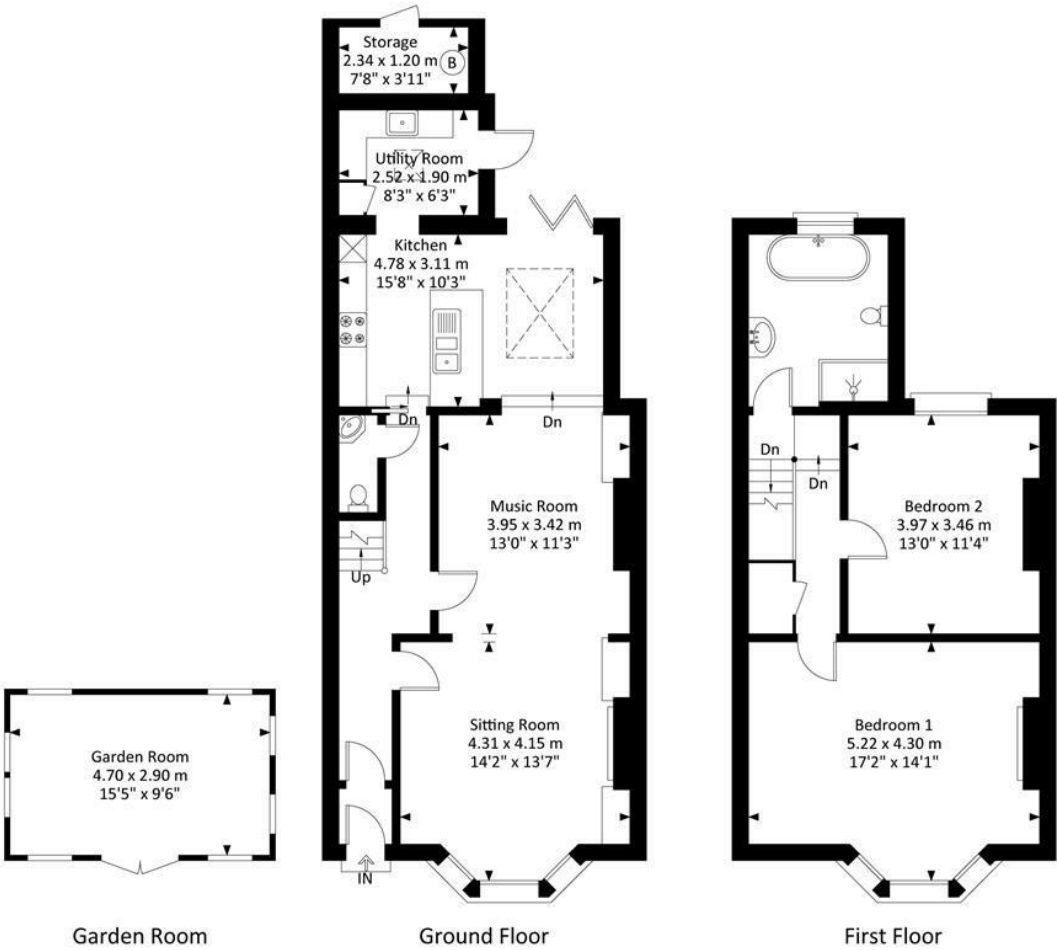


Illustration for identification purposes only, measurements and approximate, not to scale.

| Energy Efficiency Rating                                                                                                      |           |           |
|-------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
|                                                                                                                               | Current   | Potential |
| Very energy efficient - lower running costs                                                                                   |           |           |
| (92 plus) <b>A</b>                                                                                                            |           | <b>83</b> |
| (81-91) <b>B</b>                                                                                                              |           |           |
| (69-80) <b>C</b>                                                                                                              |           |           |
| (55-68) <b>D</b>                                                                                                              | <b>66</b> |           |
| (39-54) <b>E</b>                                                                                                              |           |           |
| (21-38) <b>F</b>                                                                                                              |           |           |
| (1-20) <b>G</b>                                                                                                               |           |           |
| Not energy efficient - higher running costs                                                                                   |           |           |
| England & Wales EU Directive 2002/91/EC  |           |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                |           |           |
|                                                                                                                               | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions                                                               |           |           |
| (92 plus) <b>A</b>                                                                                                            |           |           |
| (81-91) <b>B</b>                                                                                                              |           |           |
| (69-80) <b>C</b>                                                                                                              |           |           |
| (55-68) <b>D</b>                                                                                                              |           |           |
| (39-54) <b>E</b>                                                                                                              |           |           |
| (21-38) <b>F</b>                                                                                                              |           |           |
| (1-20) <b>G</b>                                                                                                               |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                                                               |           |           |
| England & Wales EU Directive 2002/91/EC  |           |           |



**elephant** 

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