



£700,000

118 Downend Road, Horfield, Bristol, BS7 9PW

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A well-presented four bedroom, end-of-terrace family home, with large outbuilding, located on Downend Road.

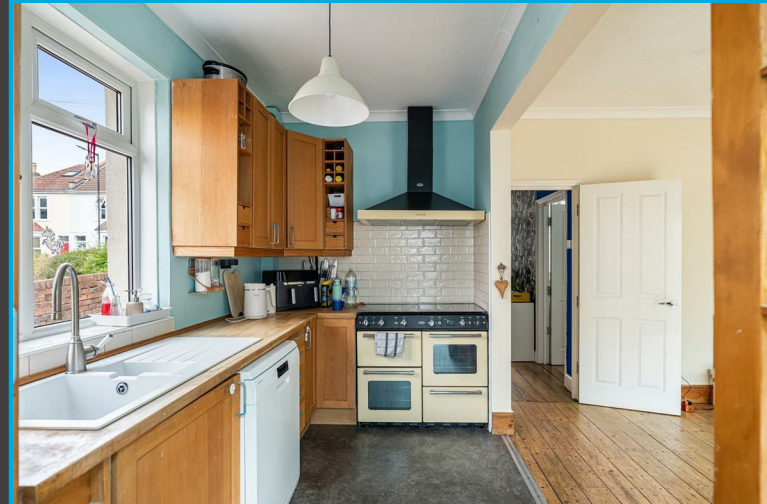
This house offers all the space a family could need. The main house boasts off-street parking for two cars, side access, four bedrooms, an open-plan kitchen-diner, a separate living room, a conservatory and a utility room with a downstairs w/c.

As you enter the property, you are greeted by a wide hallway with stripped wooden floors and plenty of storage under the stairs. To the front of the property, you have the separate living room which features stripped wooden floors, alcove shelving, a gas fireplace, double-glazed windows and shutters.

As you move towards the rear of the property, you find the kitchen-diner, which feels like the heart of the home. The stripped wooden flooring continues into the dining room area, while the kitchen features grey laminate flooring throughout. The kitchen also boasts a range of solid wood wall and base units, matching countertops, and space for a range cooker and dishwasher. Located off the kitchen is the utility room and downstairs w/c. Bi-fold doors link the dining room to the conservatory and then out to the garden.

The garden features a raised decking seating area off the conservatory with steps down to the main garden. The main garden has another decked seating area looking onto the lawned area with a patio area to the side.

At the end of the garden is a large outbuilding featuring mains electric, the outbuilding is accessed via two sets of glazed patio doors. With stripped wooden flooring throughout, the downstairs is split into three rooms, the largest of the rooms on the first

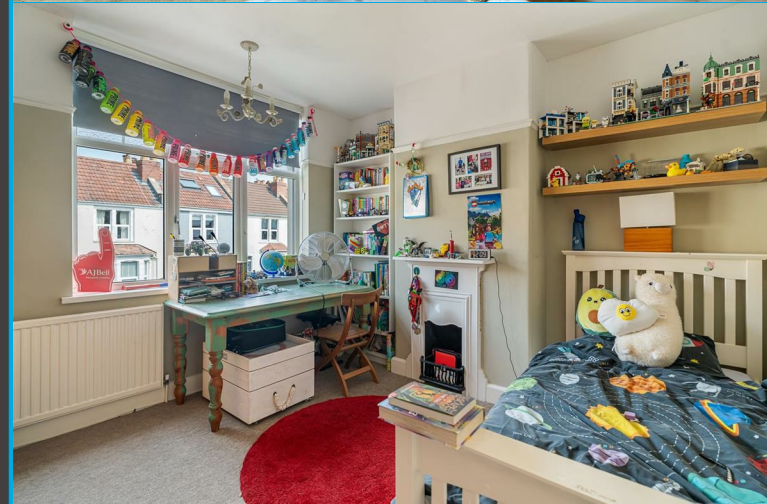


floor is used as games room, the two smaller rooms off this are used as a home gym and the other for additional storage space. Stairs then lead up to an additional space, which is currently used as the children's playroom.

Moving back into the house, the stairs lead you up to the first floor, where you have three of the bedrooms and the family bathroom. To the front of the property is the first bedroom featuring fitted carpets, a cast iron fireplace and double-glazed windows looking out to the street below. The family bathroom is next to this and features a modern white suite and metro tiles.

At the rear of the property, and completing this floor are a further two bedrooms, the master bedroom has fitted carpets throughout, built-in storage in one of the alcoves, and a cast iron fireplace and views out over the rear garden. Adjacent to this is the fourth bedroom, currently used as a child's bedroom.

Moving up to the second floor, you have the final bedroom, with this well-laid-out space offering plenty of extra storage and an office space on the landing at the top of the stairs.





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Approximate Gross Internal Area = 144.33 sq m / 1553.55 sq ft

(Excluding Eaves Storage/Out House)

Out House Area = 77.79 sq m / 837.32 sq ft

Total Area = 222.12 sq m / 2390.87 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)	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			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating: 63 (Current), 70 (Potential)



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