



£775,000

4 Broncksea Road, Filton Park, Bristol, BS7 0SE

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

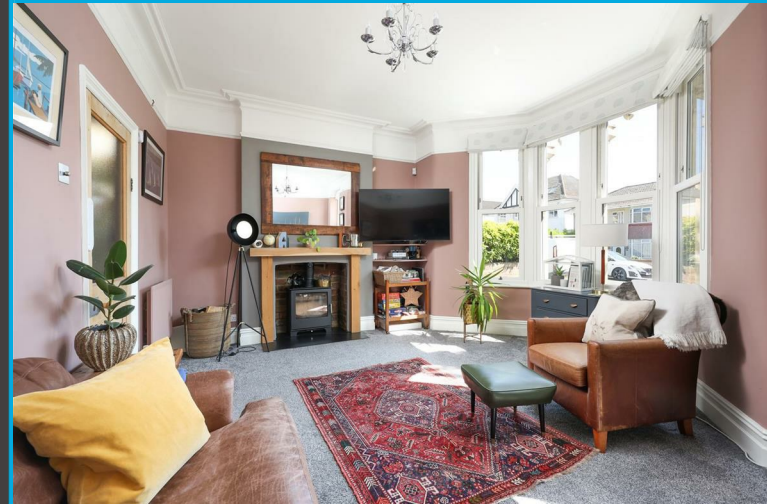
Web: www.elephantlovesbristol.co.uk

4 Broncksea Road Filton Park, Bristol, BS7 0SE

An elegant, beautifully presented and extended, Victorian five-bedroom semi-detached home, full of character and charm that is arranged over three levels. This attractive family home has over 2,500 sqft of accommodation and briefly comprises of two reception rooms, a utility room, an extended kitchen/diner with bi-folds onto the impressive 100ft rear garden with a detached home office, five bedrooms, a four piece family bathroom, a shower room, a garage and driveway parking.

The accommodation on the ground floor comprises a vestibule entrance leading into the centrally positioned hallway dividing the house. At the front is a light, bright living room, spanning the full width of the property, complete with a bay window and double-glazed sashes, cornice, picture rail and a log-burning stove. Across the hallway is the second reception room, currently occupied as a family room with two double-glazed windows, a picture rail and a log-burning stove. To the rear is an impressive 26ft kitchen/diner with vaulted ceilings. The space is flooded with natural light from sky light windows and bi-folding doors that lead onto the rear garden. The kitchen is fitted with a range of wall and base units, with contrasting work surfaces and a kitchen island that divides the room. The kitchen provides ample space for an American style fridge/freezer, range cooker and extractor over, and a dishwasher accommodation. A utility room and a downstairs W/C completes the ground floor accommodation.

Rising to the first floor, the landing provides access to three bedrooms and a four-piece family bathroom. To the front, the master bedroom spans the full width of the property, with double-glazed sashes, cornice, picture rail and a feature fireplace. Sitting centrally is the second double bedroom, with built in wardrobes and views overlooking the rear garden. Adjacent is



another bedroom, currently occupied as a study, whilst a modern four-piece family bathroom sits to the rear.

A staircase, lit by a skylight window, leads to the top floor occupied by two double bedrooms and a shower room. A double bedroom sits to the rear, with a skylight window and a double-glazed window looking out onto Broncksea Road. Adjacent, another double bedroom, with a skylight window and a double glazed window overlooking the mature rear garden. A three-piece shower room completes the top floor.

Externally, to the rear is an attractive 100ft rear garden accessed via the bi-fold doors, immediately met by decking which is ideal for al-fresco dining, and storage provided by a useful shed. Beyond is mainly laid to lawn enclosed by flower beds, leading to the rear of the garden. A detached outbuilding with power and lighting sits on raised decking and is currently occupied as a games room.

To the front, the property bears a classic Victorian facade with a paved driveway for several vehicles and access to a single garage.

4 Broncksea Road is a fantastic and spacious family home that offers many practical and contemporary features. The home is within easy, convenient access to all of the local amenities which include Horfield Leisure Centre, transport routes and the range of shops, cafes and bars on Gloucester Road.







Broncksea Road, Bristol, BS7 0SE

Approximate Gross Internal Area = 219.2 sq m / 2359 sq ft
 Garage And Outbuildings = 45.7 sq m / 492 sq ft
 Total = 264.9 sq m / 2851 sq ft

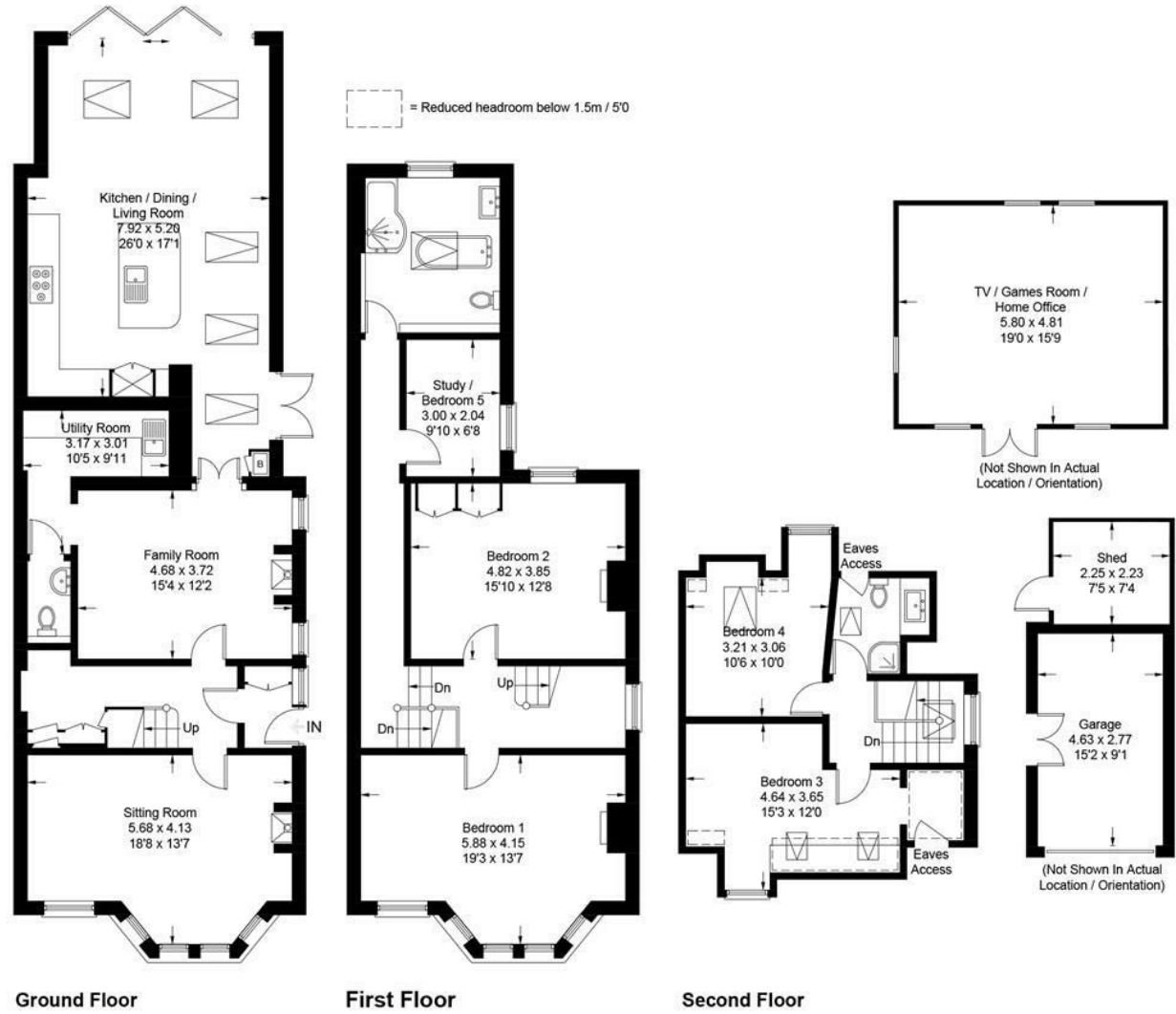


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID973570)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(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			82
(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	



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