

elephant 



£925,000

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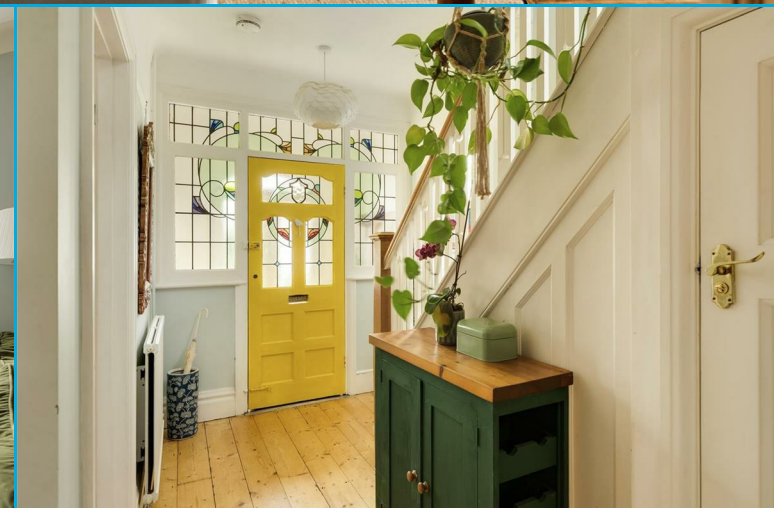
This well-presented four-bedroom semi-detached home is perfectly positioned within the Redland Green APR. It offers spacious accommodation, flexible living spaces, and an enclosed garden with direct access to off-street parking.

At the front, a lawned area features raised flowerbeds while paved steps lead up to the front door, where pretty stained-glass details give a welcoming first impression. Inside, the wide hallway features stripped wooden floorboards that flow throughout the ground floor, enhancing the home's sense of light and space.

The living room is a comfortable and inviting space, with a bespoke bay window seat offering hidden storage and a pleasant spot to enjoy the outlook. A fireplace provides a focal point, while fitted cabinetry in the alcoves adds both practicality and charm. Adjacent, the second reception room is equally welcoming, with its own fireplace and a cosy atmosphere, ideal as a snug or playroom.

At the rear of the home, the extended kitchen/dining room stretches across the full width of the property. This impressive open-plan space is filled with natural light thanks to skylights above and bi-fold doors that open directly to the garden. Pale blue shaker-style cabinetry and wooden worktops give the kitchen a timeless finish, while the generous proportions allow for both a dining table and a lounge area. A door leads to a useful utility room with space for a washing machine and tumble dryer. In the hallway, a w/c is neatly tucked under the stairs.

The first floor is comprised of three bedrooms and a family bathroom. The primary bedroom at the front of the home features a double-glazed bay window, a fireplace, and fitted cabinetry. The second bedroom is also a generous double with a fireplace and built-in



storage, while the third bedroom, with stained-glass window detail, makes an ideal single or study. The family bathroom is finished with limestone tiling and includes both a separate bath and shower.

The fourth bedroom occupies the converted loft, creating an impressive double bedroom with dual-aspect windows, eaves storage, and an ensuite shower room.

Externally, the garden extends to approximately 60ft and has been thoughtfully designed with a paved patio area leading onto a large lawn, bordered by mature planting. From here, a rear gate provides access to off-street parking on Paulton Drive.

A beautiful family home in a sought-after location, with excellent access to well-regarded local schools.





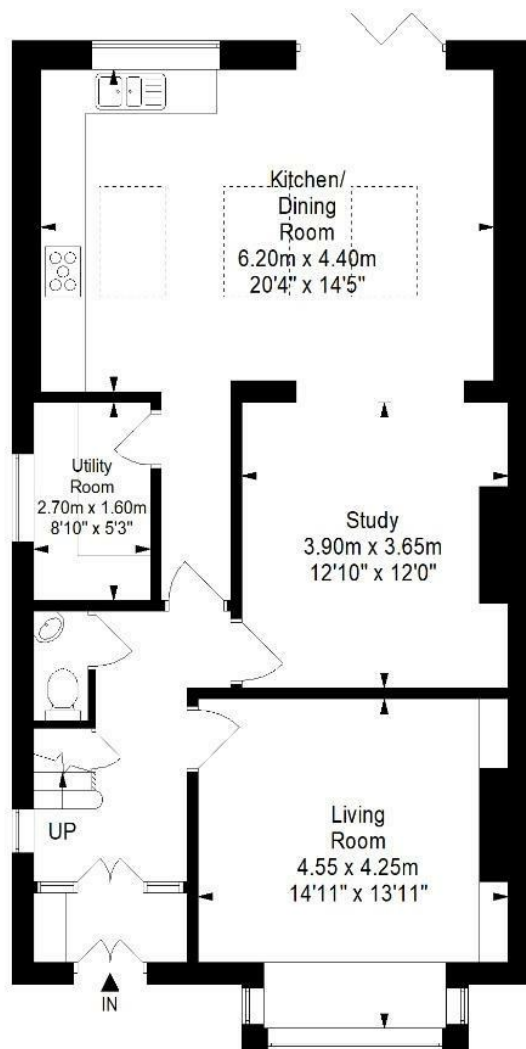
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Approximate Gross Internal Area = 158.8 sq m/ 1709.4 sq ft
(Excludes Reduced Headroom Area)

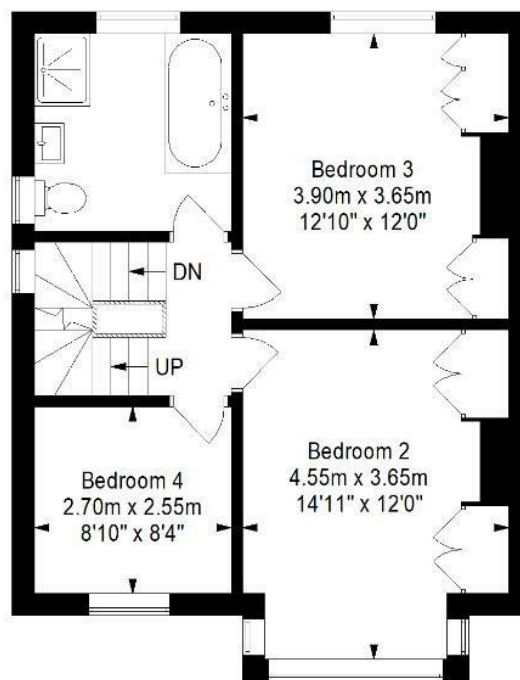
Reduced Headroom Area = 2.7 sq m/ 29.1 sq ft

Total Area = 161.5 sq m/ 1738.5 sq ft

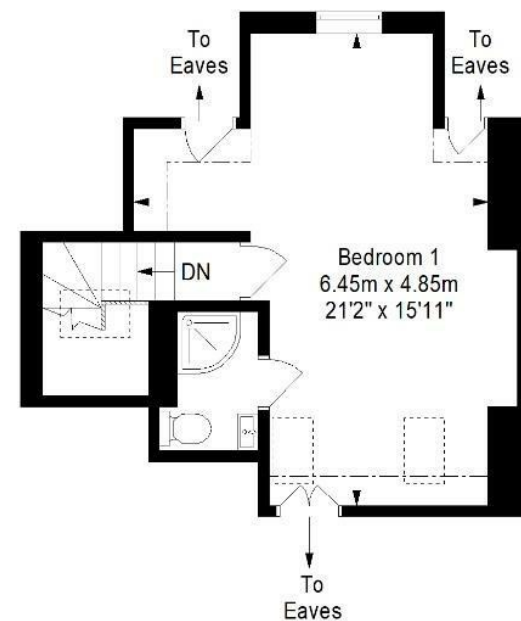
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

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		



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