



**WADHAM DRIVE  
FRENCHAY, BRISTOL, BS16 1PF  
OFFERS OVER £425,000**





**Ground Floor**

**Hall**

**Lounge**

15'5 x 11'3 max

**Dining Room**

16'7 x 8'10

**Kitchen Breakfast Room**

19'4 max x 9'4 max

**Inner Hall**

**Wet Room**

6'8 x 4'6

**Garage**

11'3 x 8'0

**First Floor**

**Landing**

**Bedroom**

12'0 x 10'9 max

**Bedroom**

15'0 x 8'5

**Bedroom**

13'0 x 7'6

**Bedroom**

8'10 x 7'8

**Family Bathroom**

8'10 max x 8'6

**Outside**

**Rear Garden**

**Front Garden**

**Off Road Parking**

Situated in the tranquil Wadham Drive, Frenchay, this delightful four-bedroom mid-terrace house offers a harmonious blend of modern comfort and traditional charm. The property boasts a spacious extended kitchen, two reception rooms, a convenient ground-floor wet room, off-street parking, and a stunning mature garden enclosed by picturesque stone walls.

As you approach the property, you'll be greeted by a well-maintained front garden. Step inside to discover a welcoming interior that comprises, on the ground floor, a spacious living room with ample natural light, a dining area perfect for entertaining and a kitchen that has been extended to create a more open and functional space. The kitchen boasts a range of wall and base units, eye level double oven, gas hob and extractor plus space for a washing machine, tumble dryer, dishwasher and fridge freezer.

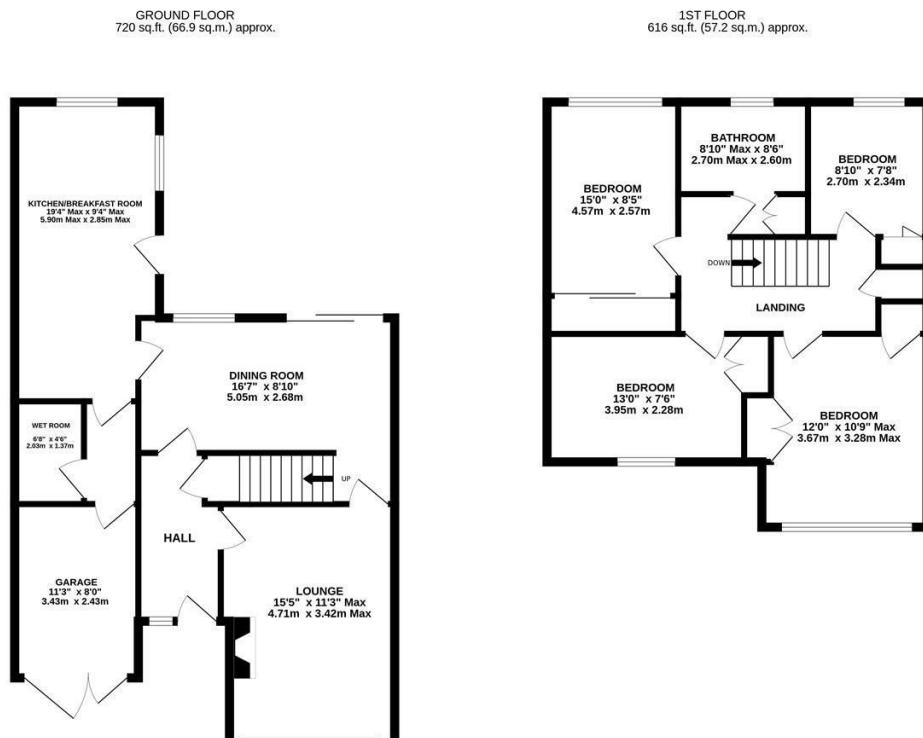
A ground-floor wet room provides convenient access for all and completes the accommodation on this floor.

The first floor houses four bedrooms all benefitting from fitted wardrobes; three of which are doubles in size. The family bathroom includes a white three piece suite and obscured double glazed window.

Outside, the property boasts a delightful mature garden that is a true oasis. The garden is enclosed by a charming stone wall, creating a private and peaceful atmosphere. A variety of plants and shrubs add colour and interest throughout the year. The patio area is ideal for outdoor dining and relaxation. A paved drive offers off street parking whilst the garage, having been split to create a wet room is more suited to additional storage. The property's location in Wadham Drive offers a peaceful and family-friendly environment, with excellent local amenities nearby. Schools, shops, and parks are all within easy reach.

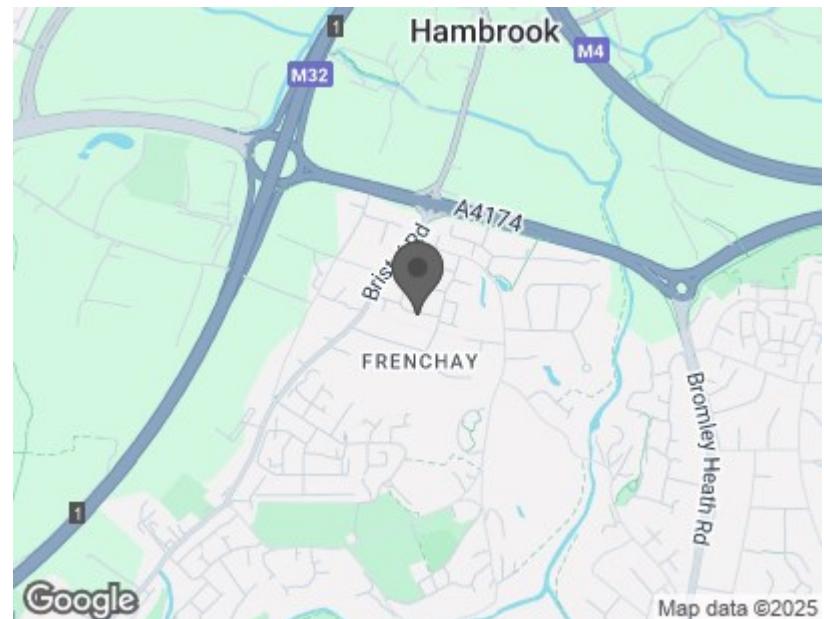


## FLOOR PLAN

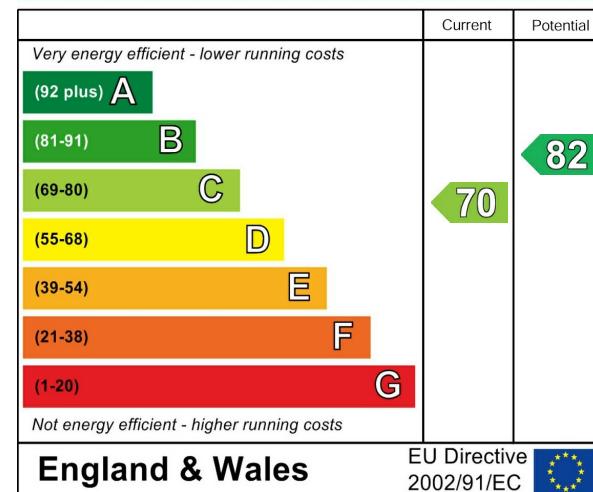


TOTAL FLOOR AREA: 1336 sq ft. (124.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is to be used for general information only and must not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AREA MAP



## Energy Efficiency Rating



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