



HEATH ROAD  
DOWNEND, BRISTOL, BS16 6HA

£575,000



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## Ground Floor

### Porch

### Entrance Hall

### Lounge

13'0 x 12'0

### Dining Room

11'8 x 11'7

### Kitchen

14'3 x 11'3 max

### Breakfast Area

10'1 x 7'11

### Conservatory

15'4 x 7'11

### Garage

20'1 max x 8'8 max

### WC

### First Floor

### Landing

### Bedroom

16'1 x 7'11

### Ensuite

7'11 x 7'4

### Bedroom

12'0 x 11'1

### Bedroom

11'7 x 10'8

### Bedroom

8'7 x 7'8

### Bathroom

8'0 x 7'5

### External

### Rear Garden

### Front Garden

### Off Road Parking



M.Coleman Estate Agents are delighted to offer for sale this extended four-bedroom semi-detached home positioned on the ever-popular Heath Road in Downend. Perfectly suited to growing families, the property offers well-balanced living accommodation, a beautifully tended garden, and the convenience of off-street parking and an integral garage.

The ground floor is arranged to offer flexible and sociable living space. A welcoming entrance hall leads to a bay-fronted lounge with sliding doors opening to a formal dining room, perfect for hosting or creating open-plan flow.

French doors provide access to a conservatory, a wonderful additional reception room that overlooks the established rear garden.

The kitchen has been extended to incorporate an informal dining/breakfast area with patio doors leading to the garden, as well as internal access to the garage. Fitted with a range of traditional-style wall and base units and solid oak worktops, the kitchen also benefits from a host of integrated appliances including an eye-level double oven, gas hob, under-counter fridge, dishwasher and washing machine.

A handy WC is accessible from the garage.

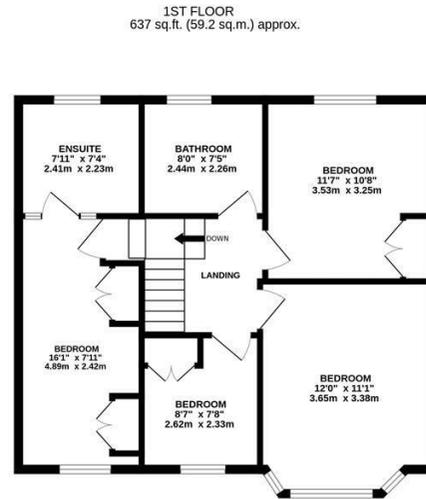
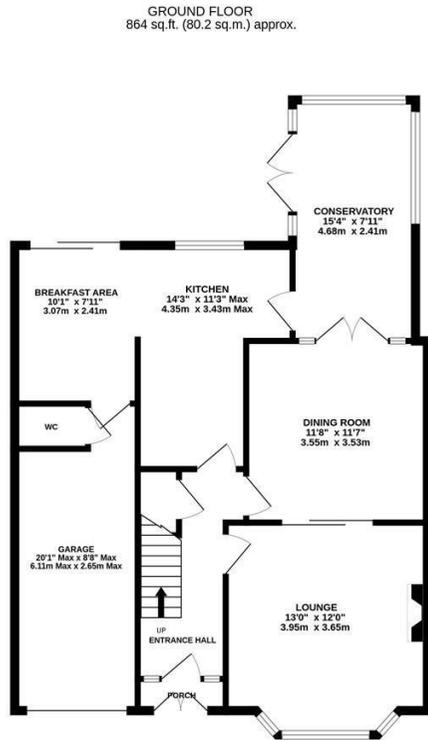
To the first floor are four well-proportioned bedrooms, three of which are doubles. The principal bedroom enjoys fitted wardrobes and a generously sized en-suite shower room featuring a walk-in, mains-fed shower. The family bathroom comprises a white three-piece suite and an obscure glazed window.

The rear garden is a true highlight, a generous space for children to play and adults to relax. Meticulously cared for by the current owners, it features a level lawn, mature planting, a pond, greenhouse and garden shed. Access is available from both the kitchen and conservatory.

Set back from the road and bounded by a low-level brick wall, the frontage includes off-street parking and access to a single integral garage with power and lighting.



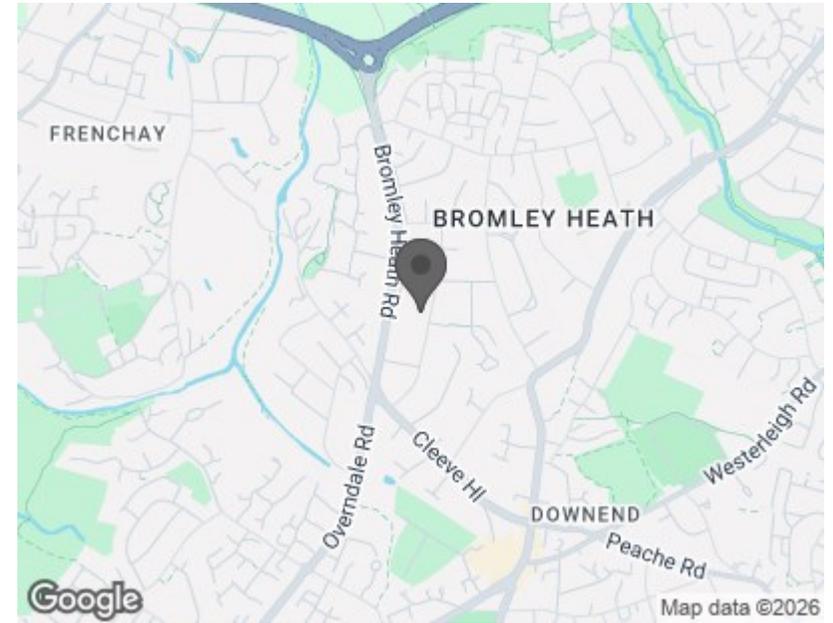
# FLOOR PLAN



TOTAL FLOOR AREA: 1501 sq.ft. (139.4 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 for illustrative purposes only and should 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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