



DOWNEND ROAD

DOWNEND, BRISTOL, BS16 5UW

£435,000



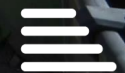
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Ground Floor

Hall

Lounge

Kitchen/Dining Room

Utility/Lean To

Bedroom

En-Suite Shower Room

WC

First Floor

Landing

Bedroom

En-Suite

Bedroom

En-Suite

Bedroom

Bedroom

Family Shower Room

External

Front Garden

Rear Garden/Parking

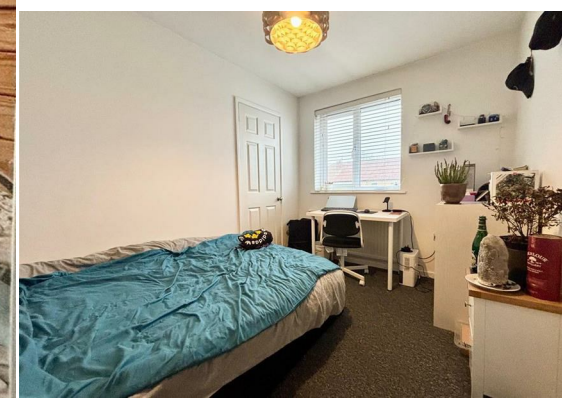
Positioned in a prime Downend setting and enjoying direct views across Downend Cricket Club, this substantial detached four/five bedroom home presents a rare opportunity for both investors and families alike. Offered to the market with NO ONWARD CHAIN, the property is currently configured as an HMO, offering immediate flexibility for its next owner.

Centrally located, the property is within easy walking distance of Downend's vibrant high street, well-regarded schooling and excellent transport links, making it an exceptionally convenient and desirable address.

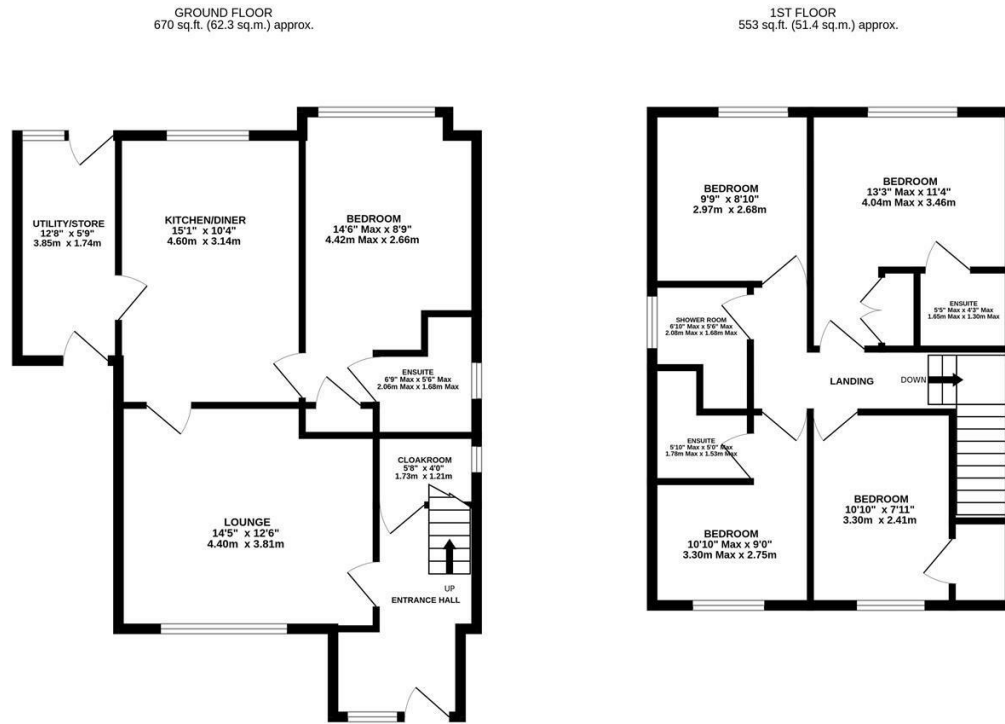
The accommodation is both generous and versatile. A welcoming entrance hallway provides access to a cloakroom, staircase and a well-proportioned lounge, which benefits from a large double glazed window to the front elevation. This room flows seamlessly into a spacious kitchen/dining room fitted with a comprehensive range of wall and base units and ample space for appliances. From here, access leads to a useful lean-to/utility area and a ground floor bedroom complete with its own en-suite - ideal for multi-generational living or continued HMO use.

To the first floor, four bedrooms are arranged around a central landing, two of which benefit from en-suite shower rooms, alongside an additional family shower room. Of particular note are the rear facing bedrooms, both enjoying elevated and uninterrupted views across Downend Cricket Club and Christchurch, an aspect rarely found and highly sought after. Externally, the property offers an enclosed front garden and a low-maintenance rear garden currently arranged to provide off-street parking for up to three vehicles. This space could easily be reconfigured to create a more traditional garden if desired.

Further benefits include gas central heating and double glazing throughout. A highly adaptable home in a standout location - early viewing is strongly recommended to fully appreciate the scale, setting and potential on offer.

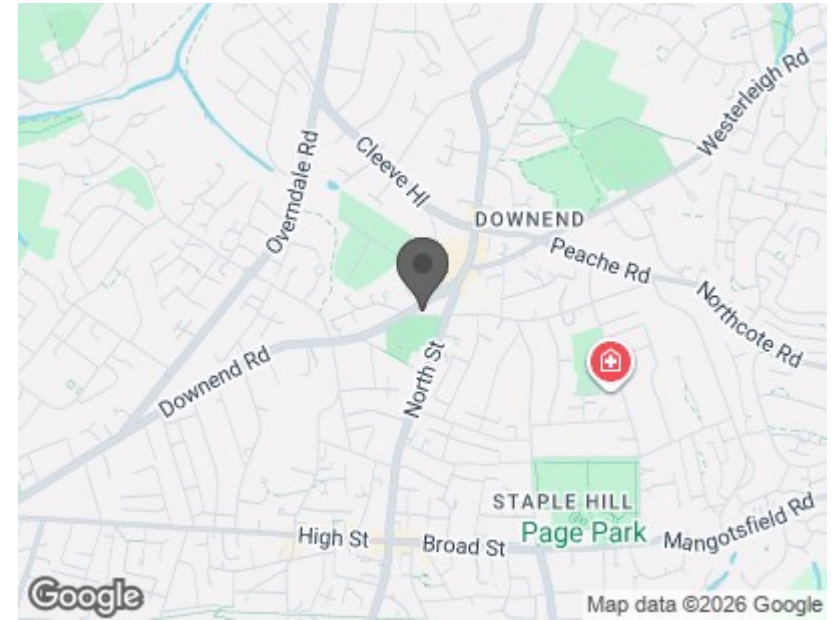


FLOOR PLAN



TOTAL FLOOR AREA: 1224 sq.ft. (113.7 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) A		
(81-91) B		82
(69-80) C	68	
(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	

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