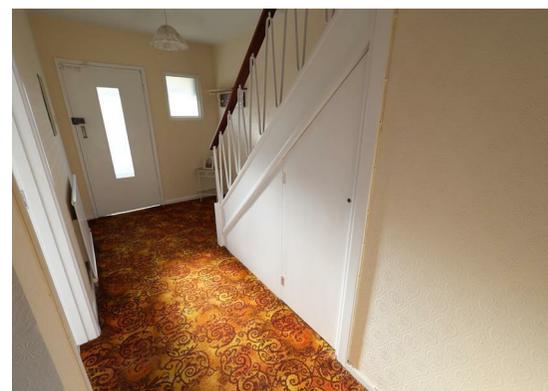




**QUAKERS ROAD**  
**DOWNEND, BRISTOL, BS16 6NJ**  
**£425,000**

3 1 2 F

A set of four white icons on a dark background. From left to right: a bed icon with the number '3' next to it, a bathtub icon with the number '1' next to it, a car icon with the number '2' next to it, and a fire icon with the letter 'F' next to it.



## Ground Floor

Porch

Hall

Lounge

14'5 max x 13'3

Dining Room

12'5 x 11'8

Kitchen

15'5 x 8'4

Rear Lobby

First Floor

Landing

Bedroom

15'0 max x 11'10

Bedroom

12'5 x 11'9

Bedroom

8'6 x 8'2

Bathroom

8'11 x 8'5

External

Front Garden

Rear Garden

Off Road Parking

Garage

Set on this ever-popular road in Bromley Heath, this much-loved family home presents a wonderful opportunity for buyers seeking a property with scope to modernise and personalise.

Enjoying a highly convenient position, the home is just a short stroll from local shops and the well-regarded Bromley Heath Primary School, making it ideal for families looking to settle within an established and community-focused neighbourhood.

The accommodation offers an excellent foundation for enhancement and possible extension (subject to consent), allowing the next owners to create a home tailored to their own tastes and requirements.

The ground floor is arranged around a welcoming entrance hall; a bright bay-fronted sitting room is positioned to the front whilst a separate dining room ideal for family gatherings is to the rear. A spacious kitchen breakfast room offers direct access to the rear garden via a rear lobby with space for a washing machine. There is also a pantry along with space for a cooker and fridge freezer.

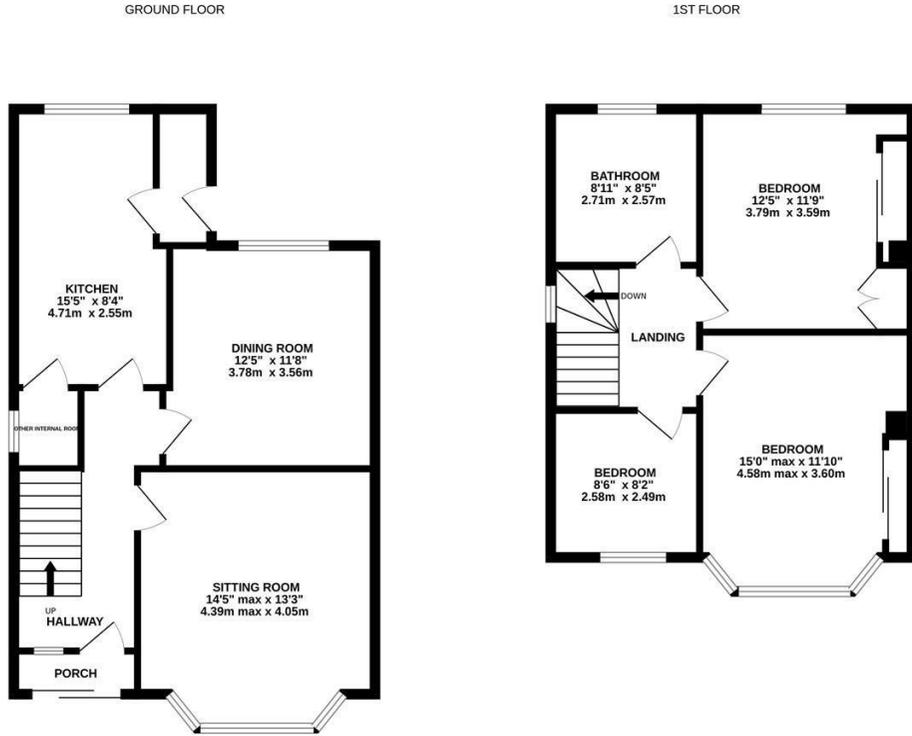
To the first floor are three bedrooms two of which are well-proportioned doubles alongside a family bathroom, with the layout lending itself perfectly to reconfiguration or modernisation.

Externally, the property benefits from a front garden and driveway providing off-street parking, while a garage offers further storage or future potential. The generous rear garden, laid to patio and lawn, provides an excellent space for outdoor entertaining, children's play or keen gardeners.

With its enviable location, generous plot and clear potential to add value, this is a superb opportunity to create a truly special home in one of the area's most sought-after settings.

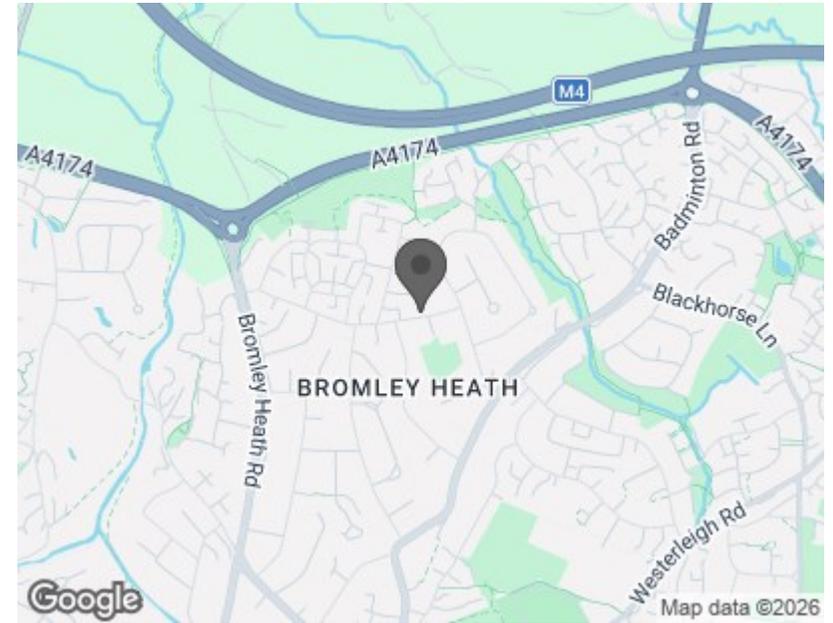


# FLOOR PLAN



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.  
Made with Metropix C2025

# 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>35</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.