



### **3 Winchester Avenue, Bristol, BS4 3NA**

#### **Offers Over £500,000**

A much extended and well presented 1930's semi detached home, perfectly situated in the heart of the community with all the local and independent amenities of Sandy Park Road at the end of the street and Holymead Junior site just a road away. Occupying a generous plot, this fantastic home has been well extended to both the side and the rear giving spacious and flexible living accommodation, rarely seen in the local area. In brief the accommodation comprises, an entrance porch, hallway, a sitting room with fireplace, separate dining room, a breakfast room with extended fitted kitchen off which leads through to a useful utility, downstairs w.c and utility room which gives access to the former garage which is currently used as an additional, self contained, annexe with it's own ensuite shower room, perfect for guests, teens or a home office. There are four good sized bedrooms to the first floor with the master having an ensuite shower room and a family bathroom. Outside, the garden to the rear is large and fully enclosed with a Southerly aspect, whilst the front of the property provides off street parking. Not only is this house remarkable in size, it's also fantastically located, making an early viewing absolutely essential!

## Porch

### Entrance Hallway



## Sitting Room

13' max x 12'5 (3.96m max x 3.78m)



## Dining Room

12'2 x 10'10 (3.71m x 3.30m)

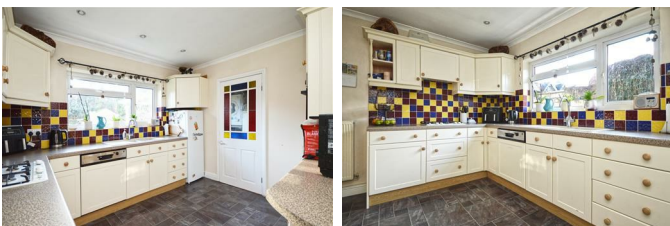


## Breakfast Room

9'1 x 7'5 (2.77m x 2.26m)

## Kitchen

9'11 x 11'4 (3.02m x 3.45m)



## Utility Room

9'11 x 6'4 (3.02m x 1.93m)

## W.C

## Annexe/Bedroom Five

20' max x 9'11 (6.10m max x 3.02m)

## Landing



## Master Bedroom

13' max x 12'5 (3.96m max x 3.78m)



## Ensuite Shower Room



### Bedroom Two

14'2 x 10'4 (4.32m x 3.15m)



### Bathroom

5'5 x 9'7 (1.65m x 2.92m)



### Bedroom Three

12'3 x 9'8 (3.73m x 2.95m)



### Rear Garden



### Rear Elevation



### Bedroom Four

9'1 x 8'8 (2.77m x 2.64m)

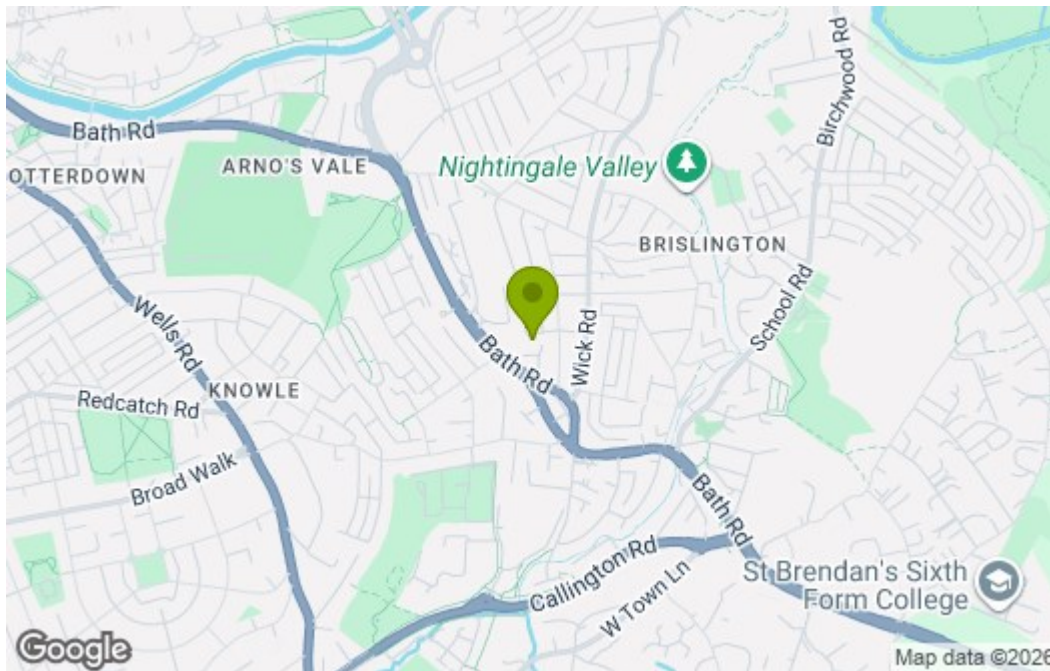


# Floor Plan



Total area: approx. 140.7 sq. metres (1515.0 sq. feet)  
**3 Winchester Ave, Bristol**

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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>		71	78
		EU Directive 2002/91/EC	

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