



33 SANDLING AVENUE,  
HORFIELD, BS7 0HS

---

**GOODMAN  
& LILLEY**







# 33 SANDLING AVENUE

## HORFIELD BS7 0HS

GUIDE PRICE  
£425,000

Located on a peaceful and sought after residential street in the heart of Horfield, is this beautifully presented three-bedroom end terrace home with attractive gardens, detached garage and driveway parking.

A fabulous home that simply must be viewed to appreciate what is on offer.

### Location

Ideally located close to the endless amenities of the Gloucester Road, Horfield Common, and Horfield Leisure Centre, and nearby major employers such as Airbus, the MOD, and the University of the West of England, along with Southmead Hospital, this property provides convenient access into the city centre and other travel links via rail and bus.

### Accommodation

Please see the floorplan for room measurements and the properties layout.

### Ground Floor

The house has an attractive front elevation of rendered brick with a bay window on the ground floor, the home sits back from the road behind a two car driveway. Entry is via a front door to a spacious hallway, with lobby where the interior decoration throughout is modern, clean and bright, complemented by the stripped wooden floorboards that run underfoot. There are two reception rooms on the immediate right, with centralised opening making the space completely open plan. Patio doors provide direct access into the wonderful west facing rear garden. A smart kitchen lies adjacent and features a base unit with worktop over and sink, fitted range cooker and space for all essential white goods.

### First Floor

A staircase rises to the first floor and a traditional layout of three bedrooms and a well-designed

bathroom suite. There are two double bedrooms, both of a similar size at the front and rear of the home. The smaller single bedroom sits at the front of the house and would make a great home office/nursery. The bathroom is located at the rear of the house and features a modern three piece suite comprising a bath with shower over, wash basin and w/c with tiled surrounds.

### Outside

The garden at the rear is beautifully presented and faces a sunny westerly direction with a paved patio seating area accessed directly from the dining room via patio doors. This then extends onto a well-maintained lawn with borders. Further features include a driveway for two cars at the front of the home and a detached garage at the rear.

- 3 Bed 1930's Home on the Highly Sought-after Sandling Avenue
- Good-Sized West Facing Rear Garden
- Detached Garage & Driveway Parking
- Great Location Close to Local Amenities
- Perfect First Time Buyers or Family Home
- Presented to a Great Standard Throughout



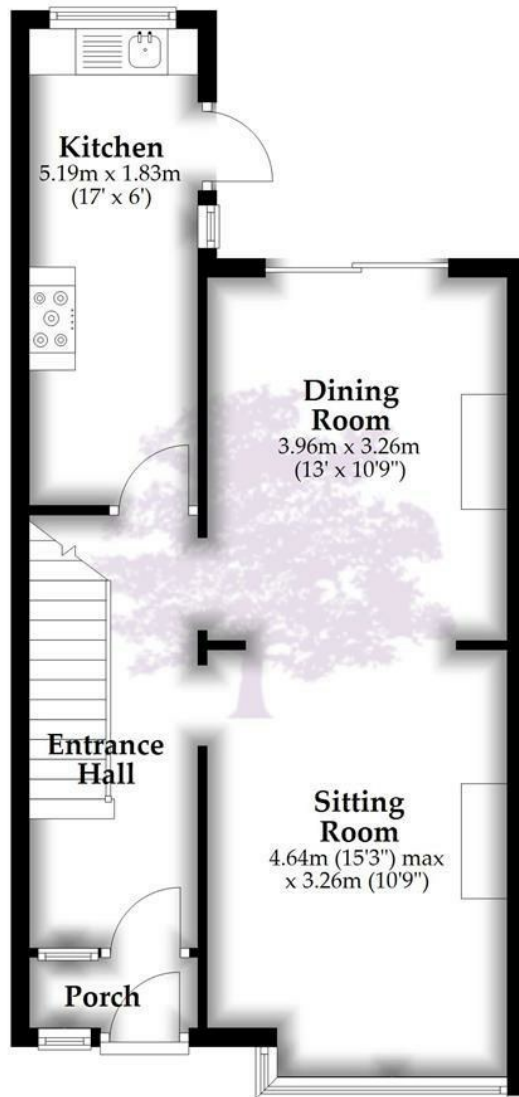




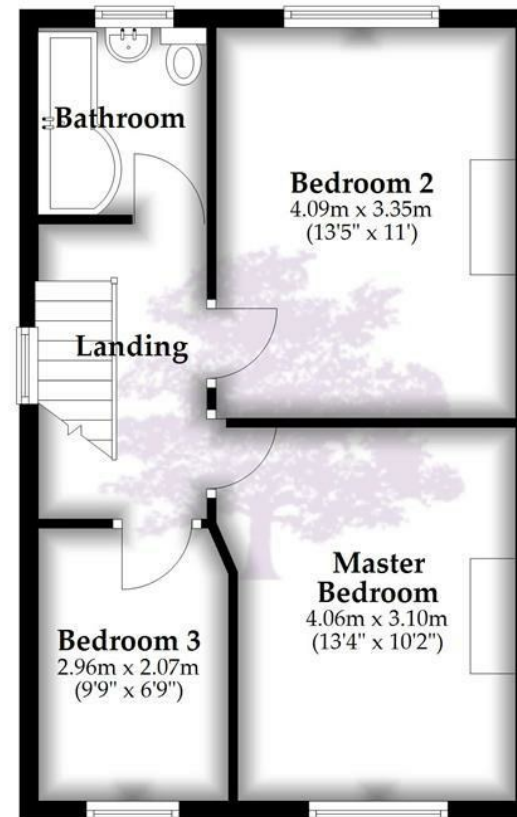
GOODMAN  
& LILLEY



## Ground Floor



## First Floor



Total area: approx. 92.0 sq. metres (990.6 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Plan produced using PlanUp.

## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
henleaze@goodmanlilley.co.uk

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove

Zoopla