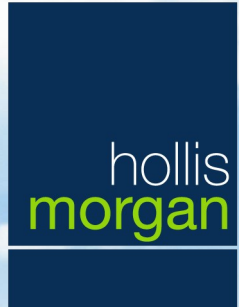


estate agents **auctioneers**



12 Glenavon Park, Sneyd Park, Bristol, BS9 1RN  
Guide Price £750,000

Hollis Morgan - A fine family home in a secluded & quiet enclave of Sneyd Park with potential to extend with driveway, double garage and gardens front and rear.

- Four Bedroom Family Home
- A Very Peaceful Location
- Off Street Parking
- Double Garage
- Good Sized Front & Rear Gardens
- Huge Potential to Extend
- Two Reception Rooms
- Gas Central Heating

### The Property

This attractive family home is on the market for the first time since it was built in the 1980's and since then has been superbly well looked after and thoroughly loved. The property is situated on a sizeable plot and has huge potential to be substantially extended, subject to gaining the necessary consents.

A welcoming hallway greets you upon entering the property and the ground floor is well laid out and boasts a generously proportioned and bright dual aspect reception room with doors leading out to the rear garden.

To the rear of the property and over looking the garden a modern kitchen has been fitted in recent years which provides ample storage space in white gloss wall and base units, solid wood work tops and an integrated gas hob, oven and dishwasher.

Adjacent, which allows for access to the garden, there is a large utility space with additional storage cupboards and plumbing for washing machine & tumble dryer.

There is a further reception room located at the front of the property.

Upstairs, there are three double bedrooms with a further smaller bedroom. The master benefits from an additional dressing area and a fully tiled en suite shower room.

Finally, there is a good sized family bathroom with electric shower over bath, basin and WC.

Externally, to the front there is a mature front garden with driveway for two vehicles as well as double garage with up and over door and power. The rear garden is mainly laid to lawn with mature boarders consisting of various shrubs and trees as well as two separate patio areas.

### Location

Glenavon Park is a well regarded and sought after location due to the highly desirable combination of a very quiet and peaceful neighbourhood with only being a short drive away from both the City Centre and local motorway links.

Sneyd Park with its imposing Victorian Architecture is amongst the most sought after locations in the City bordering The Downs with four hundred acres of green public space. Sneyd Park offers an alternative to nearby Clifton and Redland with a peaceful ambience whilst still benefiting from the excellent nearby amenities of Whiteladies Road, Henleaze and Westbury Village with independent shops, boutiques, cafes, bars and restaurants.

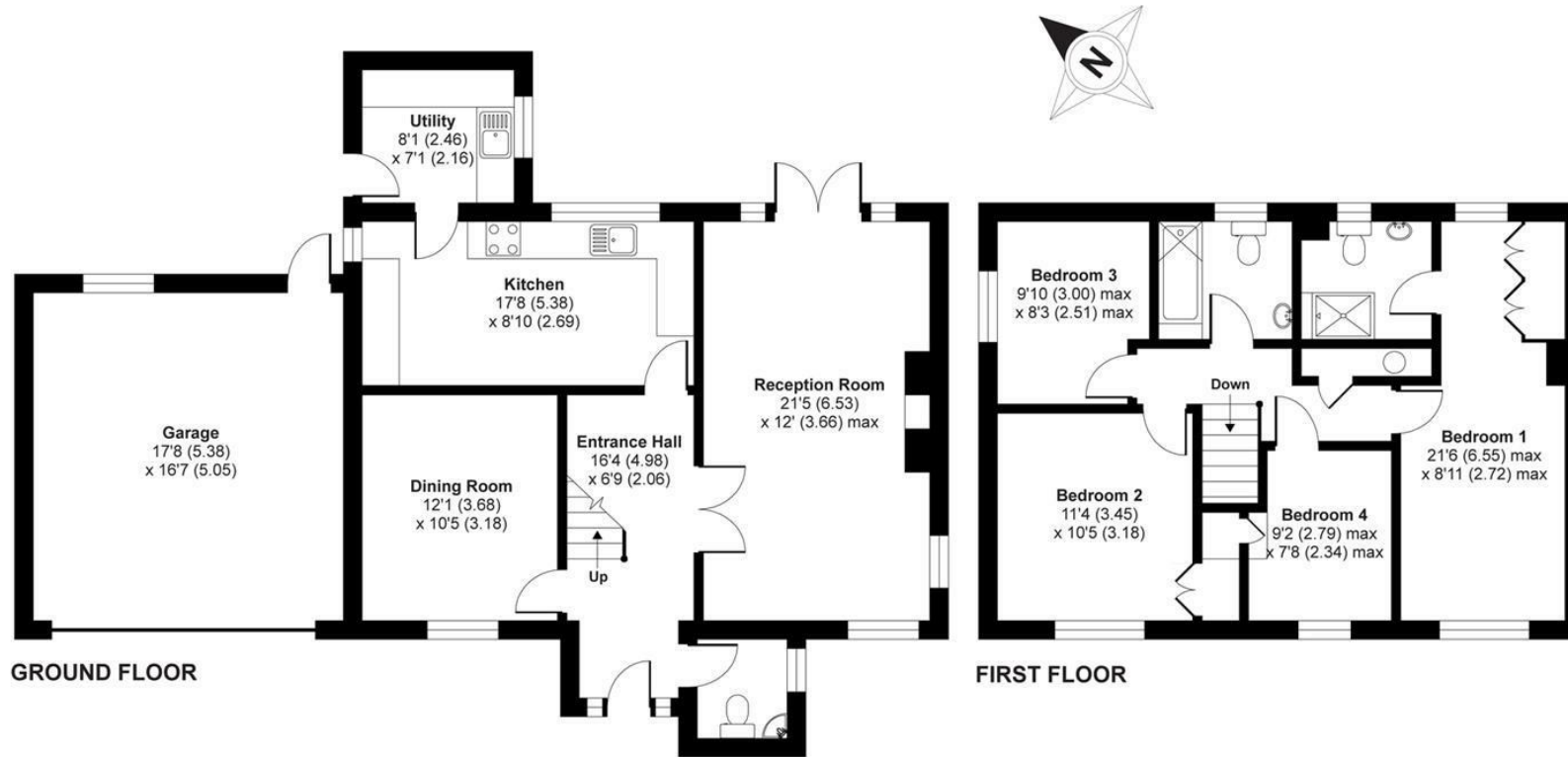
### Please Note

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.



# Glenavon Park, Sneyd Park, Bristol, BS9

APPROX. GROSS INTERNAL FLOOR AREA 1746 SQ FT 162.2 SQ METRES (INCLUDES GARAGE)



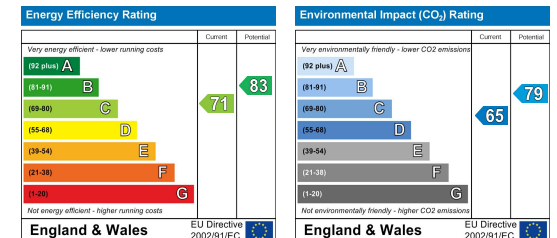
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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hollis  
morgan

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