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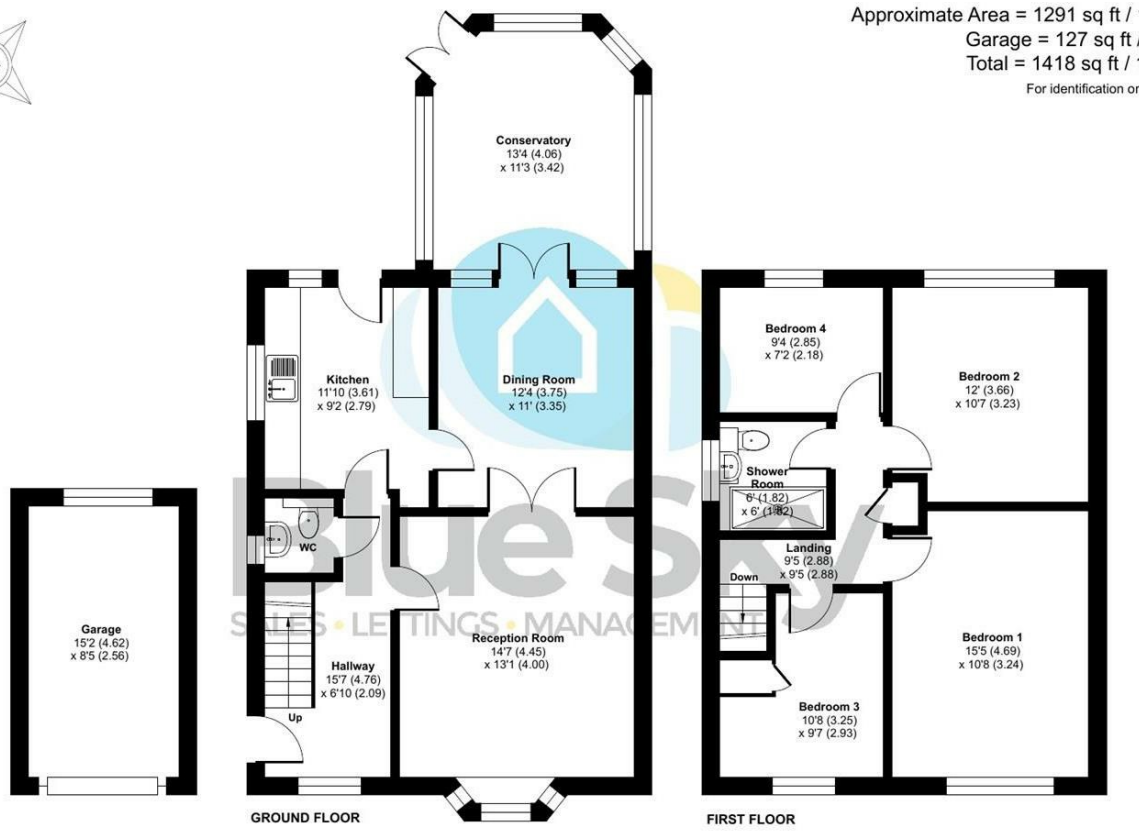
38 Ferndale Avenue, Longwell Green, Bristol, BS30 9XT

Offers In Excess Of £475,000



Ferndale Avenue, Longwell Green, Bristol, BS30

Approximate Area = 1291 sq ft / 119.9 sq m
Garage = 127 sq ft / 11.7 sq m
Total = 1418 sq ft / 131.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1494720

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Like what you see?

Get in touch to arrange a viewing;

t: 0117 9328165
info@bluesky-property.co.uk
28 Ellacombe Road, Bristol, BS30 9BA

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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



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Council Tax Band: D | Property Tenure: Freehold

NO ONWARD CHAIN!
Situated in the sought-after area of Longwell Green, Bristol, this well-presented four-bedroom detached family home offers generous living accommodation, making it an excellent choice for growing families. The property features two spacious reception rooms, providing flexible living and entertaining space, along with a bright conservatory overlooking the garden. The well-proportioned kitchen offers ample workspace and storage, ideal for preparing family meals, while a convenient ground floor cloakroom and a family bathroom add to the home's practicality. Externally, the property benefits from a garage and ample off-street parking, ensuring plenty of space for multiple vehicles. Ideally located within walking distance of a range of local amenities, highly regarded schools and shops, this home combines everyday convenience with a welcoming community atmosphere. Offered to the market with no onward chain, this is a fantastic opportunity to acquire a spacious detached family home in one of Longwell Green's most desirable locations. Early viewing is highly recommended.





Entrance Hall
15'7 x 6'10 (4.75m x 2.08m)
uPVC door to side with side glazed panel, uPVC double glazed window to front, stairs to first floor landing, wood effect floor, radiator, under stairs storage cupboard, door to cloak room.

Cloak Room
Floor to ceiling tiles, built-in W.C., wash hand basin, wall mounted radiator, spot lights, wall mounted mirror, obscure uPVC double glazed window to the side.

Reception
14'7 x 13'1 (4.45m x 3.99m)
uPVC double glazed window to front, radiator, decorative fireplace, double doors to dining room.

Dining Room
12'4 x 11' (3.76m x 3.35m)
uPVC double glazed French doors with side glazed panels to conservatory, radiator, double doors to lounge.

Kitchen
11'10 x 9'2 (3.61m x 2.79m)
uPVC double glazed window to side, a range of wall and base units with work top over, stainless steel sink and drainer with mixer tap, space for washing machine, gas 5 ring hob, electric oven, extractor hood, tiled walls, tiled floor, radiator, door to dining room, uPVC double glazed window to rear, door to garden.

Conservatory
13'4 x 11'3 (4.06m x 3.43m)
Brick construction with uPVC double glazed windows, tiled floor, uPVC double glazed door to rear garden.

First Floor Landing
9'5 x 9'5 (2.87m x 2.87m)
Loft access, storage cupboard housing gas combination boiler.

Bedroom One
15'5 x 10'8 (4.70m x 3.25m)
uPVC double glazed window to front, built-in wardrobe, radiator

Bedroom Two
12' x 10'7 (3.66m x 3.23m)
uPVC double glazed window to rear, radiator.

Bedroom Three
10'8 x 9'7 (3.25m x 2.92m)
uPVC double glazed window to front, wood effect flooring, door to cupboard, built-in wardrobe, radiator.

Bedroom Four
9'4 x 7'2 (2.84m x 2.18m)
uPVC double glazed window to rear, radiator, built-in wardrobe.

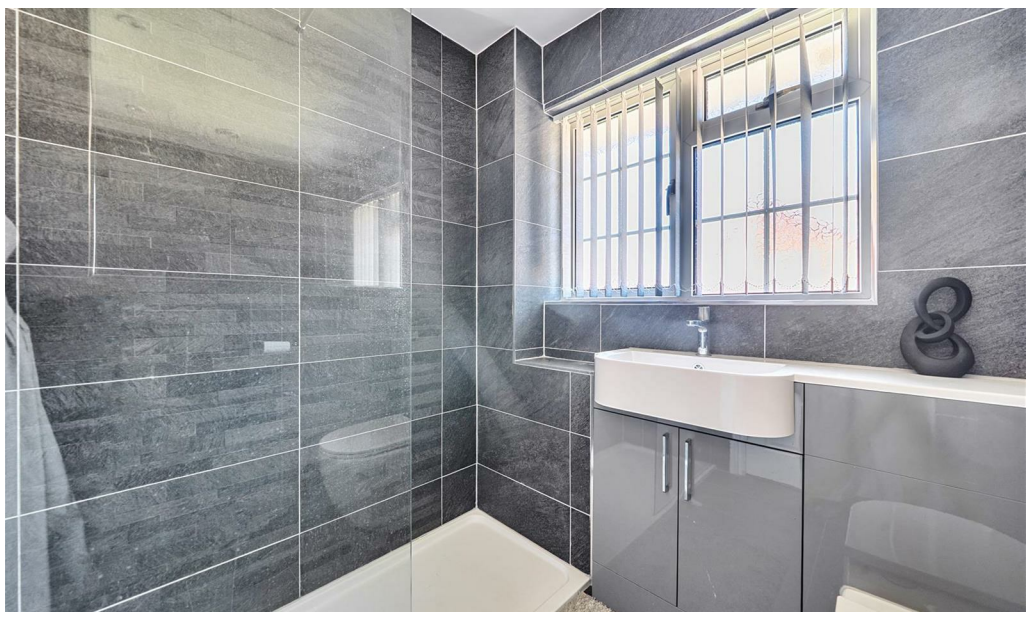
Shower Room
6' x 6' (1.83m x 1.83m)
Obscure double glazed window to side, walk-in shower cubicle, vanity unit with W.C. and wash hand basin with mixer tap, fully tiled, heated towel rail, wall mounted mirror.

Garage
15'2 x 8'5 (4.62m x 2.57m)
Up and over door, uPVC window to rear, power and light supply

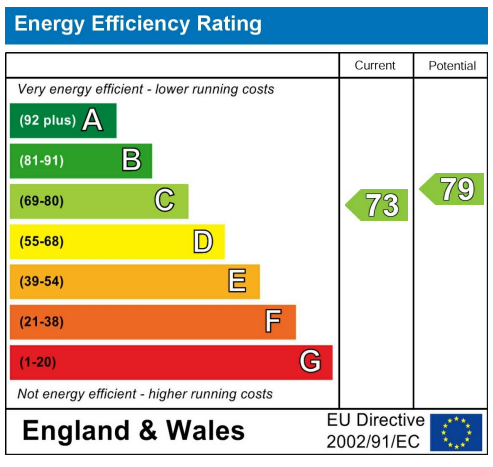
Rear Garden
Enclosed garden, lawn, patio area, garden shed, outside tap

Front Garden
Lawn, tandem parking for several cars, wrought iron gates

Agent Note
Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.









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