



MAGGS  
& ALLEN

24 GRITTLETON ROAD  
HORFIELD, BRISTOL, BS7 0UZ  
Offers In Excess Of £475,000

A stylish and extended 4 bed, 2 reception, semi-detached house in a quiet location with ample off street parking, garage and private rear garden.

The ground floor accommodation comprises; Entrance porch and hallway providing access to the reception rooms with the living room to the front with double glazed bay windows and picture rail. The second reception room to the rear opens into a conservatory which provides access to the rear garden. The fully fitted kitchen has been tastefully designed with gloss white wall and base units, tiled splashbacks and stainless steel fittings. Oak flooring is continued throughout with recessed spotlights. Finally, double glazed French doors look out and provide access to the rear garden.

The side extension provides front to rear access, has plenty of storage space as well as being a utility room that accesses the rear garden.

On the first floor are three bedrooms and a good sized family bathroom with bath and separate shower cubicle. The fourth bedroom is a loft conversion which has a range of fitted wardrobes and eave storage.

Externally, at the rear of the property is a good size garden with several storage lockups and the garage which is being used as a workshop as its not accessible from the front. There is a patio and lawn area and well-established plants.

Upper Horfield Primary School approx. 0.55km  
Filton Avenue Primary School approx. 0.75km  
Horfield Church of England Primary School approx. 0.85km

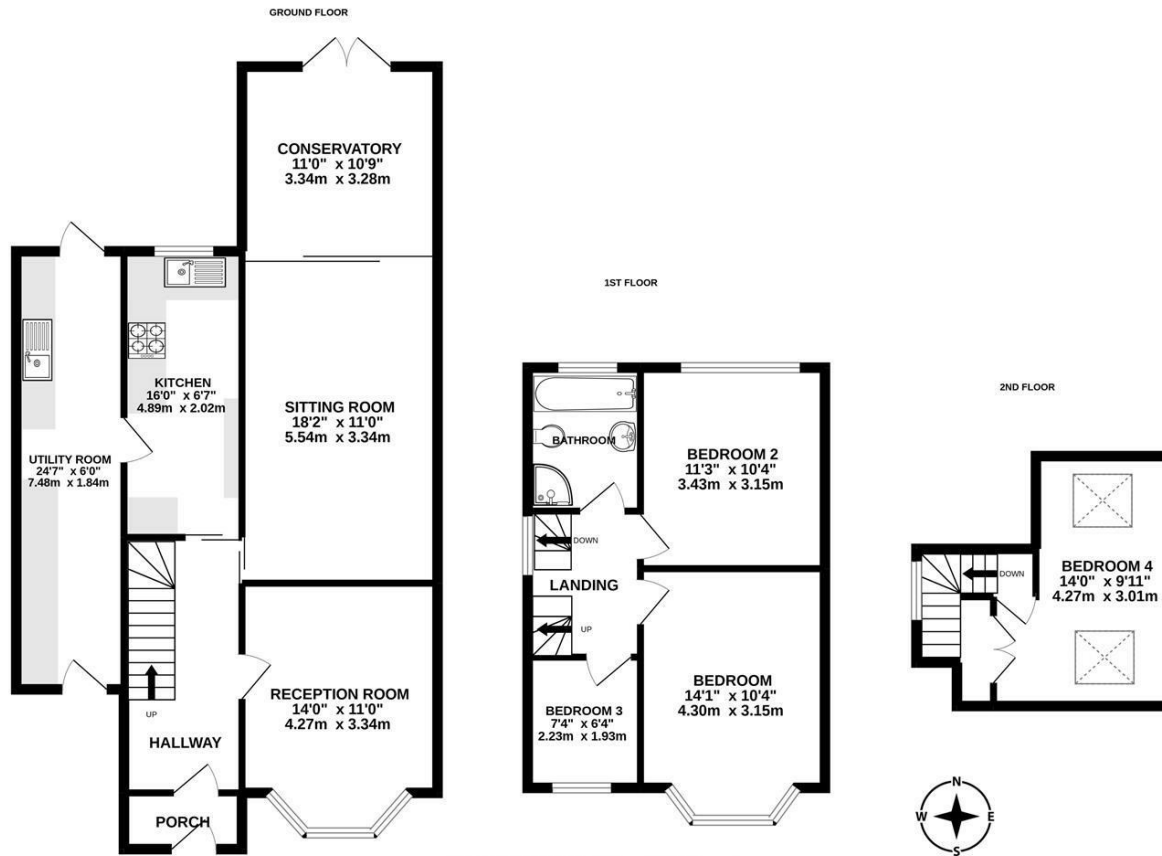
#### Location

Grittleton Road is situated in a convenient location, situated just off Gloucester Road with vast array of shops, cafes, restaurants and bistros and Horfield Leisure Centre. The road remains popular with many young families due to the excellent local school system including a number of the well regarded state and private schools in the locality. There are also good public transport links to the City Centre as well as easy access to the M4/M5 motorway network.

#### Directions

From the Maggs & Allen office on Northumbria Drive, continue towards Henelaze. Go straight across the mini roundabout onto Henleaze Road. At the next roundabout, take the second exit onto Southmead Road. At the third roundabout, take the first exit and stay on Southmead Road. At the next roundabout, take the second exit onto Monks Park Avenue. and then turn right onto Grittleton Road.





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.  
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- An extended & stylish semi-detached property
- 4 Bedrooms
- 2 Reception rooms
- Off street parking

**Guide Price:** £475,000

**Tenure:** Freehold

**Council Tax Band:** C

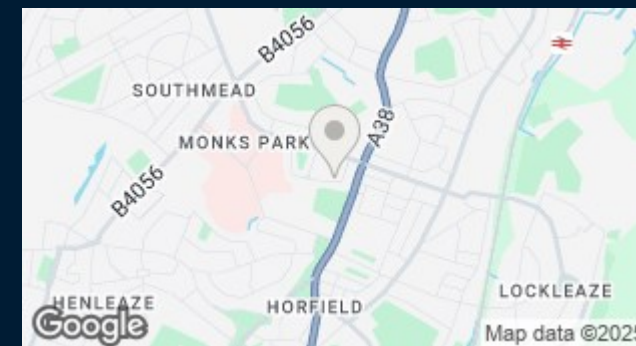
**EPC Rating:** D

**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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