



MAGGS
& ALLEN

1 STANLEY AVENUE
FILTON, BRISTOL, BS34 7NQ
Offers In The Region Of £395,000

A much-improved and substantially extended three-bedroom family home with a tremendous, southerly-facing rear garden with garden room.

Summary

Double uPVC doors open into an inviting entrance hall, which in turn provides access to the principal rooms and understairs storage. The front reception room features built-in storage and shelving, as well as a fireplace and bay window to front. Towards the end of the hall, you will find a second, large reception room which has been opened up to create an open-plan, generous living/dining space with wood-effect flooring throughout.

A wide opening leads through to the kitchen/diner, which is fitted with a range of wall and base-mounted units with work surfaces, integrated electric oven and grill, gas hob and sink with drainer. There is also further space available for a fridge/freezer, washing machine and dishwasher.

Also on the ground floor is a spacious conservatory/lean-to, which is currently used as a play room by the current owners. The space is currently accessible externally, via the front or rear garden, however a door could be created from the second reception room to integrate the room into the interior.

Upstairs, you will find three generous bedrooms, encompassing two double bedrooms and a single/office. The family bathroom has been tastefully decorated and comprises a bath with shower over, sink and toilet.

To the front of the house, a large tarmac driveway provides off-road parking for multiple cars. To the rear, the southerly-facing garden is an excellent size, and primarily laid to lawn with a patio area for entertaining - a real highlight of an overall outstanding offering.

To the far end of the garden, you will find a useful garden room, which could be utilised as a studio, entertainment space or home office.

Schools

Shield Road Primary School - Distance: 0.21 miles

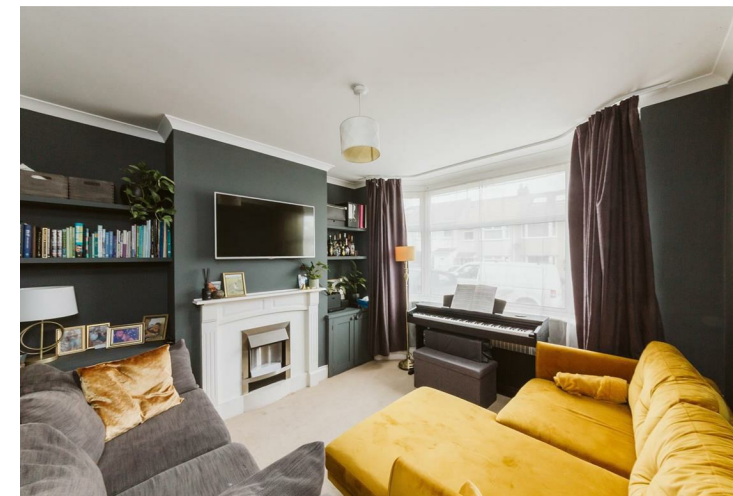
Charborough Road Primary School - Distance: 0.46 miles

South Gloucestershire and Stroud College - Distance: 0.71 miles

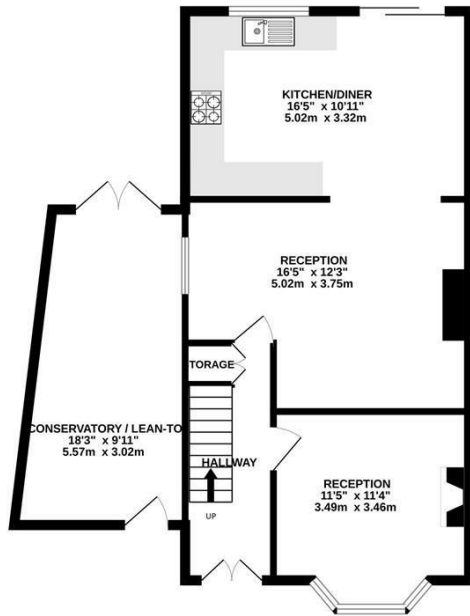
Orchard School Bristol - Distance: 0.71 miles

Location

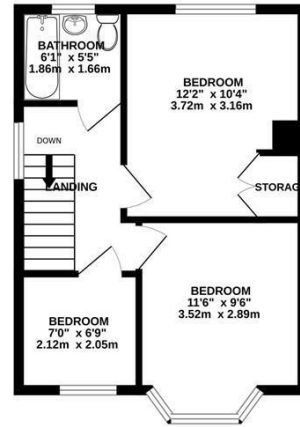
Filton is a great place to live due to its excellent transport links, including easy access to Bristol city centre, the M4/M5 motorways, Filton Abbeywood Station and Parkway Station, making commuting convenient. It also offers a mix of green spaces, good schools, and local amenities while being close to major employers like Airbus, Rolls-Royce, and the MOD.



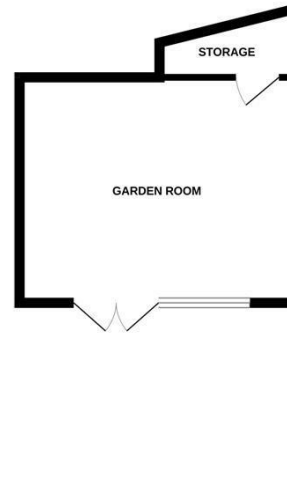
GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



GARDEN ROOM
231 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (121.0 sq.m.) approx.

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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- Extended, three-bedroom family home
- Two reception rooms plus a spacious kitchen/diner
- Conservatory and garden room
- Generous, southerly-facing rear garden
- Tastefully decorated throughout
- Off-road parking for multiple cars
- Located on a quiet road, popular with families

Guide Price: £395,000

Tenure: Freehold

Council Tax Band: B

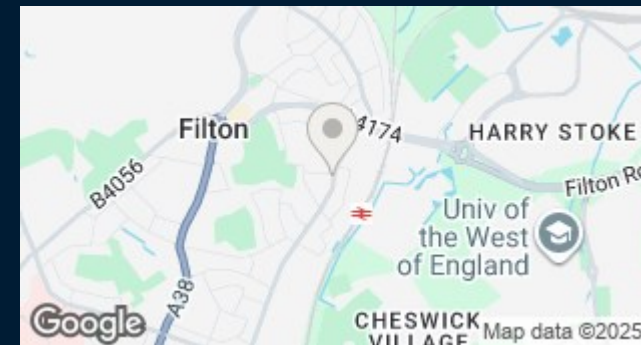
EPC Rating: D

Local Authority: South Gloucestershire 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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