



MAGGS  
& ALLEN

82 LONGMEAD AVENUE  
BISHOPSTON, BRISTOL, BS7 8QF  
Offers In The Region Of £625,000

This is a charming, three bedroom 1930's semi-detached family home with very large rear garden, off street parking and a superb location close to Gloucester Road, Bishop Road Primary; backing onto the Horfield & District Allotments.

### Property Description

The front door leads into a welcoming entrance hallway with a stairway leading to the first floor, under-stairs storage, and providing access to the principle rooms. At the front of the house, you will find a well-sized sitting room complete with a bay window and a traditional fireplace. At the rear, the second reception room, currently used as a snug, has ample room for a dining table and has French doors that open into a conservatory, which seamlessly connects to the garden.

Adjacent to the rear reception room is the kitchen, which has matching base and wall-mounted units, space for white goods and also providing access to the conservatory. The conservatory overlooks the superb garden, used currently as dining space. The ground floor also features a WC.

Ascending to the first floor, there are three bedrooms (two doubles and a single) and a bathroom. The bathroom is comprised of a low level WC, wash hand basin and a shower-over-bath.

Externally there is a fabulous, 90 ft level garden which is predominantly laid to lawn, but features a decking area immediately off the conservatory providing an ideal space for dining. Given its size and south-west facing aspect, the garden has the rare benefit of having sun throughout the day and given the mature border hedges and fencing provides privacy. Additionally there is a shed, in turn leading to the garage, and to the front is off-street parking and courtyard.

### Schools

Bishop Road Primary School approx. 0.1 miles  
Ashley Down Primary School approx. 0.3 miles  
Redland Green School approx. 0.7 miles  
Westbury Park School approx. 0.8 miles

### Location

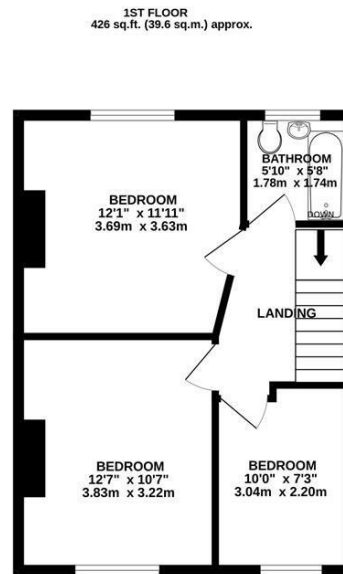
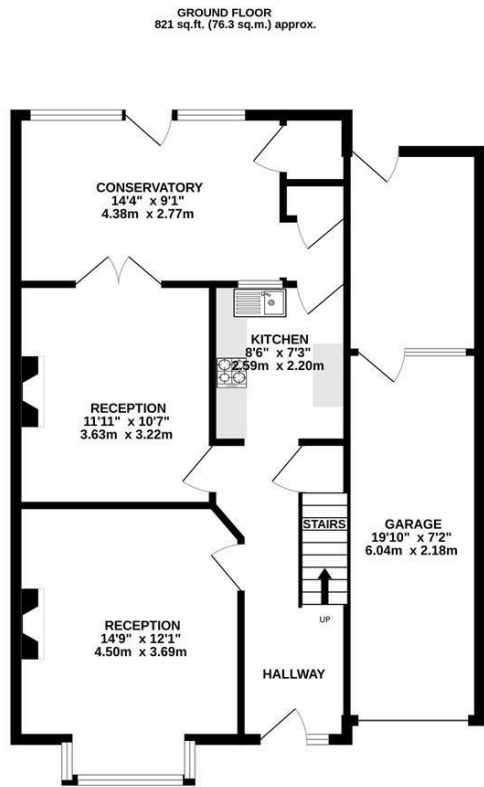
Bishopston is one of Bristol's best-known and popular areas, and it really is no surprise why.

The community spirit in Bishopston is palpable, with a diverse population that values inclusivity and a strong sense of local identity. Residents actively engage in neighbourhood events and initiatives, creating a warm and welcoming environment for everyone.

One of the standout features of Bishopston is its tree-lined streets, dotted with an array of independent shops, boutiques, and cafes. Gloucester Road, often referred to as the longest independent shopping street in the UK, boasts a diverse range of local businesses - from quirky bookstores to artisan bakeries, there's always something new to explore.

Bishopston is also home to an abundance of green spaces, providing a welcome escape from the hustle and bustle of city life. Whether you're enjoying a picnic in St. Andrews Park or taking a leisurely stroll through Horfield Common.





**TOTAL FLOOR AREA : 1248 sq.ft. (115.9 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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- An extended three-bedroom family home
- Off-street parking and garage
- 90 ft level South-west facing rear garden
- Two/three reception rooms
- Backing onto the Horfield & District Allotments
- Close to Bishop Road Primary and Gloucester Road

**Guide Price:** £625,000

**Tenure:** Freehold

**Council Tax Band:** C

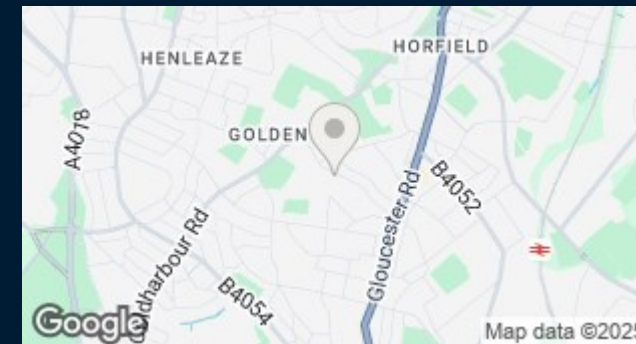
**EPC Rating:** D

**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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