



MAGGS
& ALLEN

36 BUCKINGHAM DRIVE
STOKE GIFFORD, BRISTOL, BS34 8LN
£390,000

A smartly-presented three-bedroom property with off-street parking and a superb rear garden, located on a well-regarded development in Stoke Gifford, in close proximity to major transport links and employers.

Ground Floor

Entering into the porch, offering handy storage for shoes and coats, this leads into the hallway where you will find access to the lounge - a smartly presented room with wood flooring and a focal point by way of a fireplace to the far wall.

From here you will come to the kitchen/breakfast room - a sizeable and light filled space offering direct access to the rear garden. The kitchen features a range of matching base and wall-mounted units, as well as an integrated hob, oven, and sink with drainer.

The owners have converted the rear portion of the garage to create a third reception room, currently in use as a dining room/games room and offers direct access to the garden.

First Floor

The first floor features two well-sized double bedrooms that offer pleasant views. The position of a property means that to the front there is an open outlook onto gardens. The rear bedroom meanwhile has an outlook of the rear garden of the property.

A single bedroom with built-in storage, and a three-piece shower room comprising a WC, basin and shower enclosure completes the first floor.

Externally

To the rear, the property offers an excellent, larger-than-average private garden. A sizeable decked area is accessible from both the dining room and breakfast room, and leads in turn to a level lawn with borders.

To the front there is a driveway allowing off-street parking for one vehicle, leading to the garage/storage space, and a low-maintenance front garden with raised bed.

Location

Situated on a quiet residential development with a range of amenities and facilities in close proximity including a gym, schools, nurseries, and major transport links including Bristol Parkway Train Station and the M32.

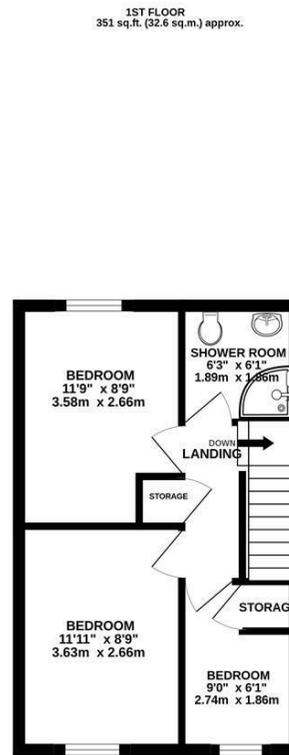
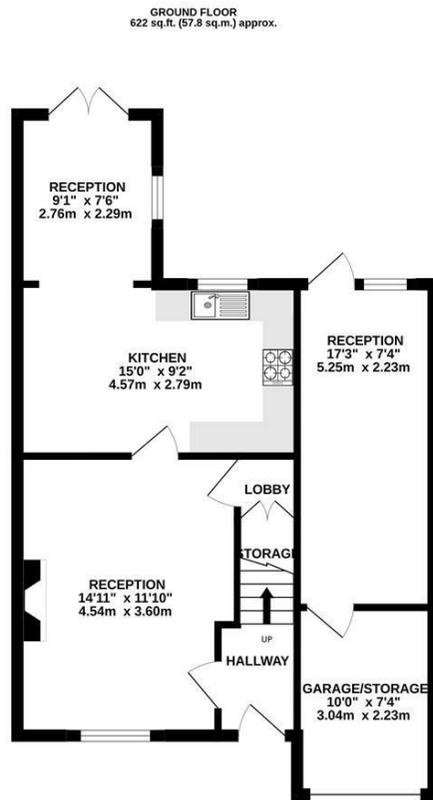
Schools

St Michael's Church of England Primary School - Distance: 0.32 miles

Abbeywood Community School - Distance: 0.39 miles

Little Stoke Primary School - Distance: 0.53 miles





TOTAL FLOOR AREA : 974 sq.ft. (90.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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- Three-bedroom link detached property
- Particularly well-presented throughout
- Sizeable and level rear garden
- Off-street parking
- Two/three reception rooms
- uPVC double glazing
- Extended kitchen/diner
- Good access to major transport links including Bristol Parkway
- An excellent family home

Guide Price: £390,000

Tenure: Freehold

Council Tax Band: C

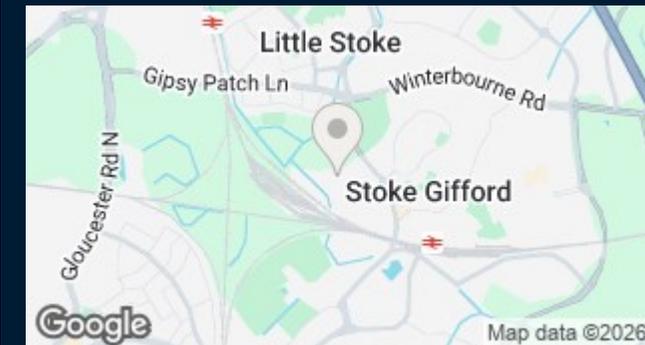
EPC Rating: D

Local Authority: South Gloucestershire

Viewing: By appointment only.

Contact Us: 0117 949 9000

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