



MAGGS  
& ALLEN

14 ELSTREE ROAD  
WHITEHALL, BRISTOL, BS5 7DX  
£500,000



A superb family home, this fantastic 1930s semi-detached home offers substantial living space throughout and has been well-maintained. Located on a cul-de-sac with ample driveway parking, the is within walking distance (0.4 miles) of the ever-popular St George's Park and excellent schools.

## Accommodation

The modern accommodation features a lounge to the front with a bay window and open fireplace, leading to a dining area with views of the stunning rear garden. The extended kitchen, recently fitted by the current owners, includes a range of base and wall-mounted units, integrated appliances (including a gas hob, oven, grill, dishwasher, and fridge/freezer), and provides access to the rear patio.

The first floor comprises two double bedrooms, with the master benefiting from fitted wardrobes along one wall. Located off the landing is a dedicated study with a storage cupboard, which also houses the staircase leading up to the versatile loft room—ideal for an occasional guest room or additional flexible space. The recently fitted bathroom has been completed to a high standard, featuring distinctive brushed gold fittings, dark grey tiling, a WC, a shower-over-bath, and a hand wash basin.

## Externally

The property features a stunning 110ft rear garden that benefits from a double garage, which includes electric, lighting, running water, and its own WC. Furthermore, there is a paved area at the rear which could be used for additional parking or as a patio.

The garden has been meticulously and lovingly cared for and is a real highlight of a superb family home.

This wonderful home has been the heart of a family for many years and is certain to attract high levels of interest.

## Location

The property is in an ideal location for commuters, offering easy access to the M32 and M4. The close-by Bristol and Bath cycle path provides a direct route to the city centre within 20 minutes, and regular bus routes also pass close by.

The area is surrounded by green spaces, including Troopers Hill Nature Reserve, and is within a ten-minute walk of St George's Park, which features a lake, café, children's play area, and sports facilities. The home is also just a short walk to the vibrant Church Road, featuring an array of popular local restaurants such as The Lock Up, The Red Church, Grounded, and The Loaf. Finally, Elstree Road is within the catchment area for two highly regarded primary schools: Summerhill and Whitehall Primary Schools.

## Schools

Summerhill Academy - Distance: 0.38 miles

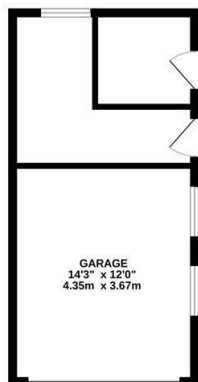
Whitehall Primary School - Distance: 0.44 miles

May Park Primary School - Distance: 0.63 miles

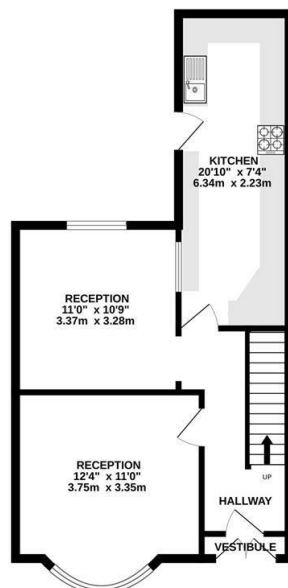
Bristol Brunel Academy - Distance: 0.74 miles



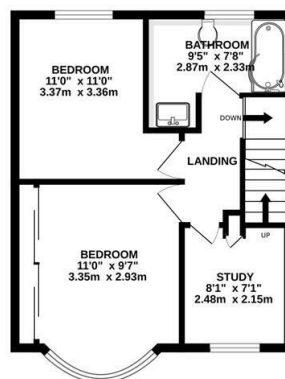
GARAGE  
294 sq.ft. (27.3 sq.m.) approx.



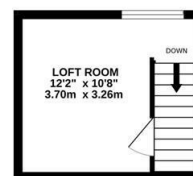
GROUND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



LOFT ROOM  
130 sq.ft. (12.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1343 sq.ft. (124.8 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 property
- A quiet cul de sac location popular with families
- Boasting a beautifully maintained 110ft rear garden
- Close to excellent schools include Whitehall Primary School
- Off-street parking for multiple vehicles
- Secure detached garage to rear
- Close to St George's Park
- A superb family home

**Guide Price:** £500,000

**Tenure:** Freehold

**Council Tax Band:** B

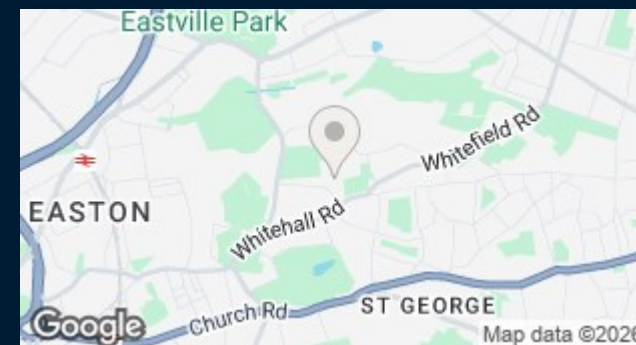
**EPC Rating:** D

**Local Authority:** Bristol City Council

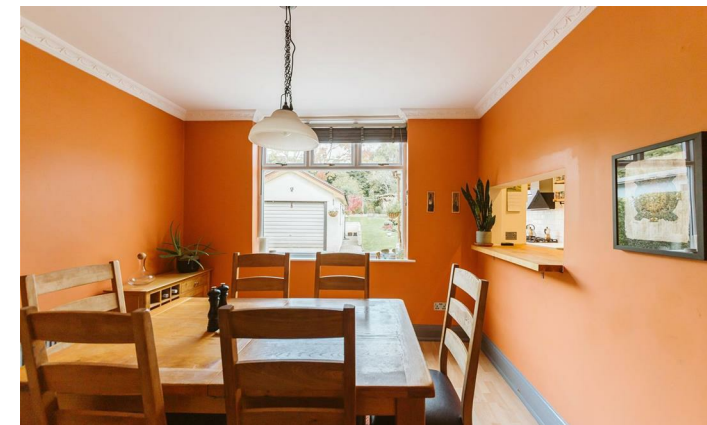
**Viewing:** By appointment only.

**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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