

# MAGGS & ALLEN

**1 STANLEY AVENUE** FILTON, BRISTOL, BS34 7NQ Offers In The Region Of £390,000

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### Offers In The Region Of

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.

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.











#### BEDROOM 6'1' × 5'5" 1.6'm DOWN DOWN DOWN BEDROOM 12'2" × 104" 3.72m × 3.16'm STORAC BEDROOM 11'6" × 9'6" 3.52m × 2.89m 2.12m × 2.95m

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



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

STORAGE

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

Notist every attempt has been do ensure the accuracy of the foorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any eror, 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. Made with Metropix ©2025





- 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: £390.000

Tenure: Freehold

Council Tax Band: B

EPC Rating: D

ALLEN

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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