



MAGGS
& ALLEN

18 ALTON ROAD
HORFIELD, BRISTOL, BS7 9PS
£415,000

A two-bedroom, Victorian terraced home located on a quiet cul-de-sac within Horfield. Featuring an extended kitchen/diner, two reception rooms and a south-westerly facing rear garden.

Ground Floor

Entering into an internal hall with stairs rising to the first floor landing, and an internal door opening to the ground floor accommodation.

The front reception room features original cornicing, a feature fireplace and a large bay window overlooking Alton Road. This space has been knocked through to the second reception room, with stripped floorboards running throughout and access to a useful downstairs storage cupboard.

Open-plan to the second reception room; the kitchen has been substantially extended to create a beautifully bright, sleek kitchen/diner comprising a range of wall and base-mounted units with solid wood work surfaces. Integrated appliances include an electric oven and grill, microwave, induction hob with extractor over, fridge/freezer, dishwasher and a Belfast-style sink - with further space available for a washing machine. There is ample space available for dining/living, and the room benefits from skylights and bi-folding doors opening to the rear garden, allowing for an abundance of natural light throughout the day.

First Floor

To the first floor, you will find two double bedrooms and a family bathroom. Both bedrooms boast generous proportions; with the master bedroom spanning the width of the property and featuring two windows to the front elevation.

The bathroom is well-appointed, encompassing a modern three-piece suite of bath with shower over, toilet and sink.

Externally

From Alton Road, a pathway leads to the front door and front courtyard, which is currently bordered by a dwarf wall and offers useful bin storage.

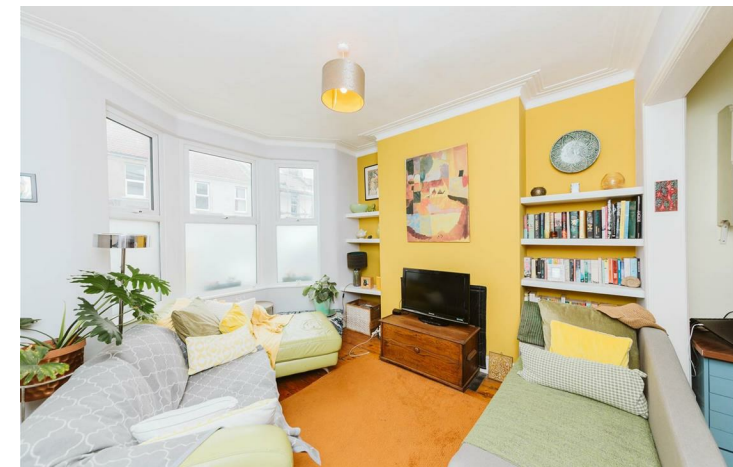
To the rear, you will find a private, south-westerly facing garden which benefits from a patio area, with the remainder laid to slate chippings with raised flowerbeds to the borders.

Location

Horfield is situated within close proximity to Gloucester Road with its vast array of independent shops, cafes & restaurants including Burra cafe, Lonely Mouth cafe and FED 303, and Bottles & Books.

The area features a blend of tree-lined Victorian streets such as Churchways Avenue, and the 1930's properties that are emblematic of the area. The open spaces of Muller Road Recreational Ground and Horfield Common are nearby as well as Horfield Leisure Centre and the Memorial Stadium.

Boasting excellent schools, spacious properties, and abundant green spaces, this suburb in North Bristol has gained popularity among both families and young professionals seeking a location just beyond the Bristol City Centre.





TOTAL FLOOR AREA: 854 sq.ft. (79.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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- Beautiful two-bedroom Victorian terraced home
- Extended kitchen/diner with bi-folding doors to the rear garden
- Two spacious reception rooms with original cornicing and floorboards
- Stylish three-piece family bathroom
- Two generous double bedrooms
- Private, south-westerly facing rear garden

Guide Price: £415,000

Tenure: Leasehold

Council Tax Band: B

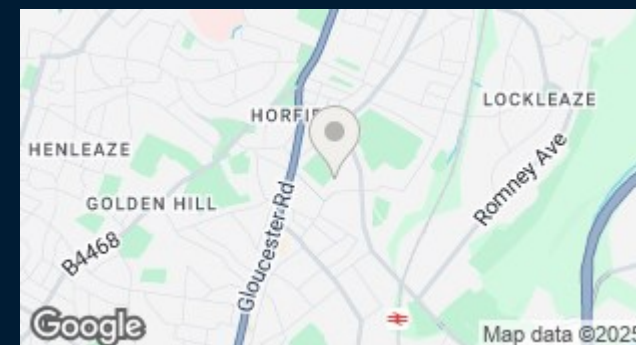
EPC Rating: C

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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