



£1,900 Per Month Sandling Avenue | | Bristol | BS7 0HT

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Kendall Harper

Nestled on the charming Sandling Avenue in Horfield, Bristol, this delightful mid-terrace house presents a modernised and updated family home that is sure to impress.

The property boasts a spacious entrance hall, complete with a convenient storage cupboard and additional storage under the stairs.

The heart of the home is the light and airy sitting room, which seamlessly flows into an open-plan kitchen and dining area.

This contemporary kitchen features elegant wood worksurfaces, making it both functional and stylish. The dining area is enhanced by French doors that open out to a private garden, perfect for entertaining or enjoying a quiet moment outdoors. Additionally, a utility room off the kitchen houses a washing machine, adding to the practicality of the space.


On the first floor, you will find a generously sized master bedroom equipped with two fitted wardrobes, providing ample storage. There is also a further double bedroom at the front of the house, along with a single bedroom that could serve as a nursery or study. The family bathroom is modern and well-finished, featuring white tiles and a shower over the bath for your convenience.

Externally, the property offers a private rear garden, which includes two patio areas, a lawn, and mature flower beds. For those who work from home or require a quiet space, there is a well-appointed home office in the garden, complete with high-speed internet connections and underfloor heating, ensuring comfort throughout the year.

This charming home is offered furnished, making it an ideal choice for families or professionals seeking a blend of modern living and traditional charm in a sought-after location.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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