



## **31 Walden Road, Bristol, BS31 1QW Offers In The Region Of £365,000**

Nestled on the charming Walden Road in Bristol, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. Boasting two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide comfortable living quarters, making it an ideal home for those seeking a peaceful retreat.

The property features a well-appointed bathroom, ensuring convenience for all residents. One of the standout attributes of this home is its location within the highly sought-after Wellsway School catchment area, making it an attractive option for families prioritising education.

Outside, the enclosed garden offers a private outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family. Additionally, the property includes a garage, providing valuable storage or parking options.

With no onward sales chain, this home is ready for you to move in and make it your own. Don't miss the chance to view this lovely property on Walden Road, where comfort and convenience await.

uPVC double glazed door giving access to

### Porch

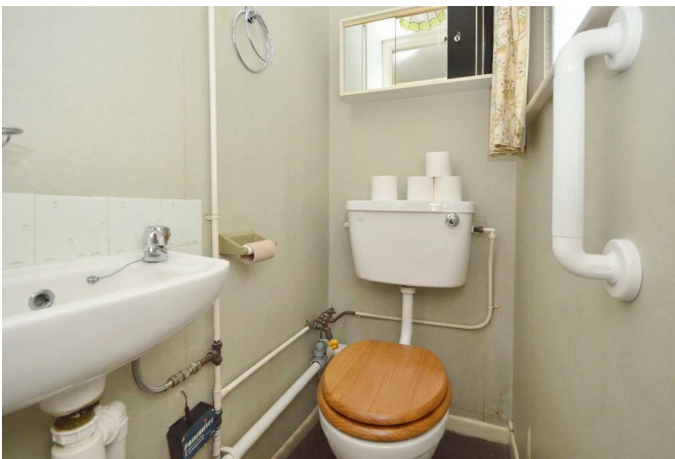
Storage area, door leading into the property

### Hallway



Stairs rising to first floor landing, single radiator, doors leading to

### W/C



Frosted window to side aspect, close coupled w/c, wash hand basin with taps over.

### Kitchen/Dining Room

8'7" x 7'6" (2.64 x 2.30)



uPVC double glazed window to front aspect, fitted

kitchen with a range of wall and floor units work surface over, sink drainer with mixer taps over, integrated AEG electric hob, extractor fan, integrated NEFF double oven, space and plumbing for washing machine, space for tumble dryer, space for freestanding fridge freezer, single paneled radiator, wall mounted VAILANT combination boiler.

### Sitting Room

13'3" x 18'4" (4.04 x 5.60)



uPVC double glazed sliding patio doors leading to conservatory, double radiator, coal effect electric fire with brick surround,

### Conservatory

8'4" x 12'9" (2.55 x 3.91)



Range of uPVC double glazed windows to side and rear, uPVC double glazed patio door opening to rear garden, double radiator, polycarbonate roof.

## Landing



Access to loft hatch, two storage cupboards with shelving, doors to

## Bedroom One

5'5" x 8'2" (1.67 x 2.50)



uPVC double glazed window to rear aspect, fitted wardrobe space, single radiator.

## Bedroom Two

8'3" x 7'11" (2.54 x 2.42)



uPVC double glazed window to front aspect, fitted wardrobe space, single radiator.

## Bedroom Three

13'10" x 10'6" (4.23 x 3.21)



uPVC double glazed window to rear aspect, single radiator.

## Bathroom



uPVC double glazed obscured window to front aspect, fitted bath with shower mixer over, close coupled w/c, wash hand basin with mixer taps over and storage below, single radiator.

## Outside



The front is mainly laid to lawn with a path leading to front door. The rear garden is mainly laid to lawn with two fish ponds and a selection of mature shrubs and plants. The rear garden is enclosed by wooden fencing with a wooden gate providing pedestrian access.

## Garage

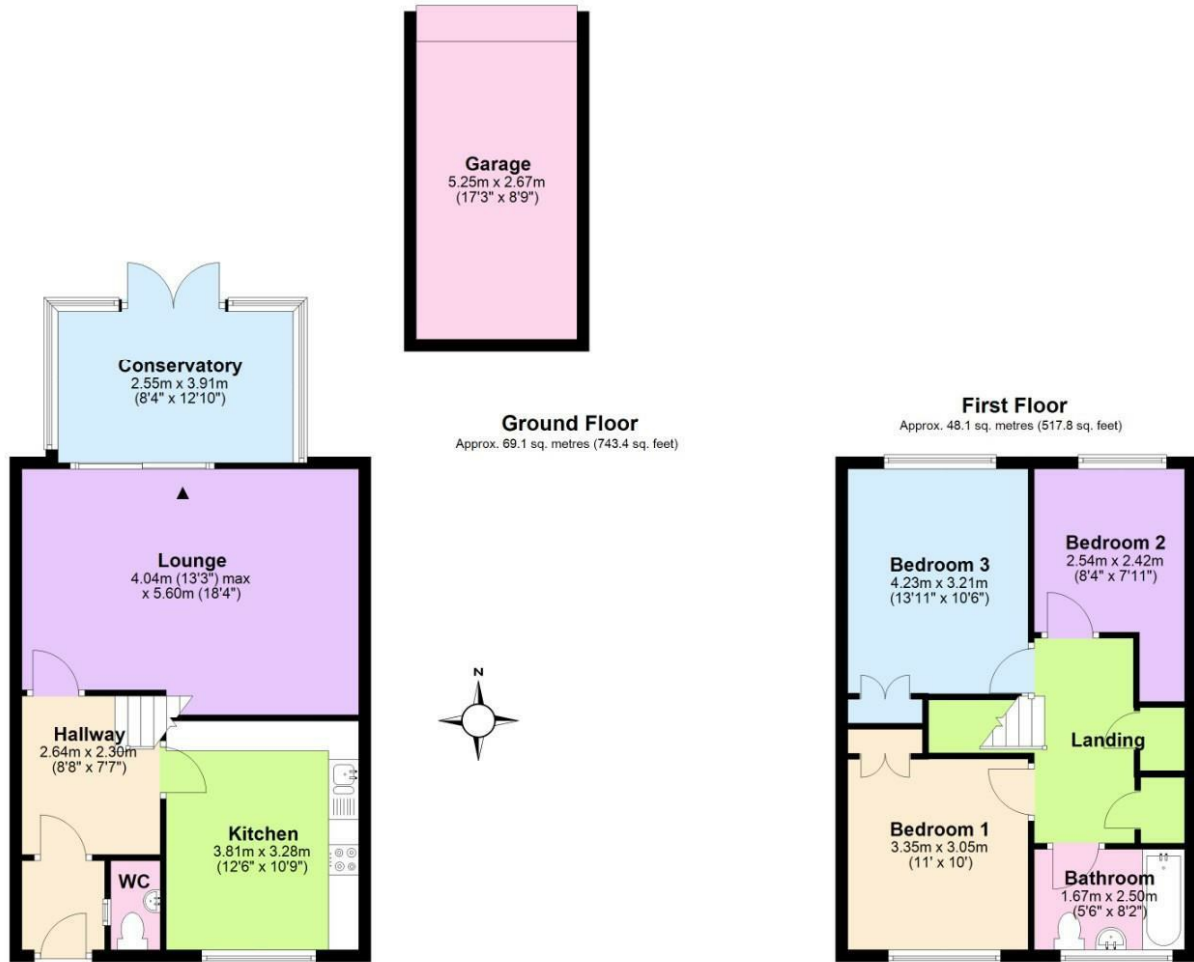


Pedestrian door to the rear garden, up and over door.

## Directions

Sat Nav Directions BS31 1QW

## Floor Plan



Total area: approx. 117.2 sq. metres (1261.2 sq. feet)  
31 Walden Rd

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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