



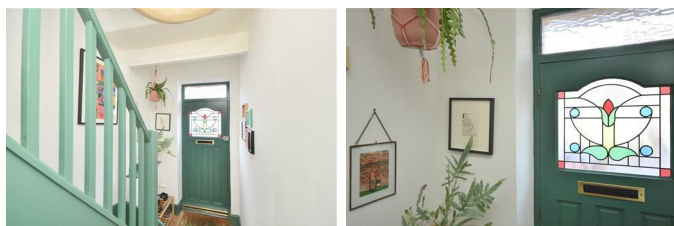
19 Sandown Road, Bristol, BS4 3PL

Offers Over £450,000

Situated in the hugely popular 'Sands' area of Brislington, this beautifully presented and incredibly deceptive home offers an abundance of space in one of the area's most desirable locations, just off Sandy Park Road with its growing wealth of independent shops including cafe's, greengrocers and a deli. The property is stylishly decorated throughout and benefits from a fabulous loft conversion with views across to Amos Vale.

Arranged over 3 storeys, the accommodation is impressive from the moment you step through the front door. The living accommodation has been thoughtfully designed with an open plan layout, giving a fantastic space for entertaining whilst still retaining defined living and dining areas, with a bayed lounge to the front with a wood burner, and a kitchen/dining and living room to the rear with hand built kitchen and bench style storage. To the first floor are two great sized double bedrooms and the family bathroom. Stairs from the landing lead to the stunning master bedroom suite which boasts a separate shower room. Outside, the property features a traditional front garden with period style tiled pathway and an enclosed rear garden with a southerly aspect. Attention to detail is key in this home, striking the perfect balance of period character and charm with high spec design and finishing and bespoke carpentry. Properties of such a high standard in a great location always prove to be popular, call Eveleighs now to book your appointment to view!

Entrance Hallway



Sitting Room

12' x 10'7 (3.66m x 3.23m)



Kitchen/Dining Room

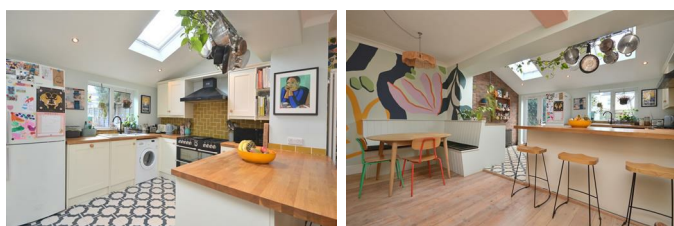
21'8 x 16'4 (6.60m x 4.98m)



Dining Area



Kitchen Area



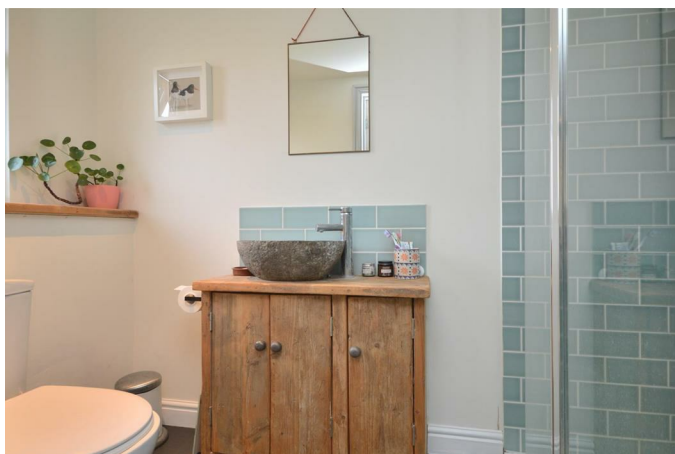
Master Bedroom

25'9 x 16'1 (7.85m x 4.90m)

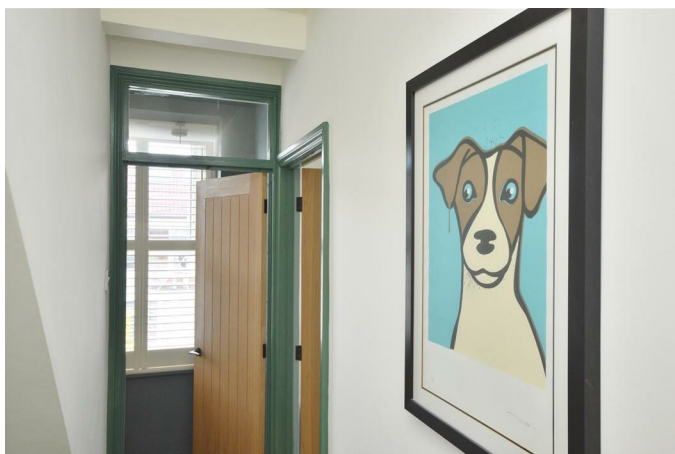


Ensuite Shower

8'7 x 3'11 (2.62m x 1.19m)



Landing



Bedroom Two

12'3 x 10'3 (3.73m x 3.12m)



Bedroom Three

12'2 x 10'3 (3.71m x 3.12m)



Bathroom

9' x 5'10 (2.74m x 1.78m)



Rear Garden



Rear Elevation



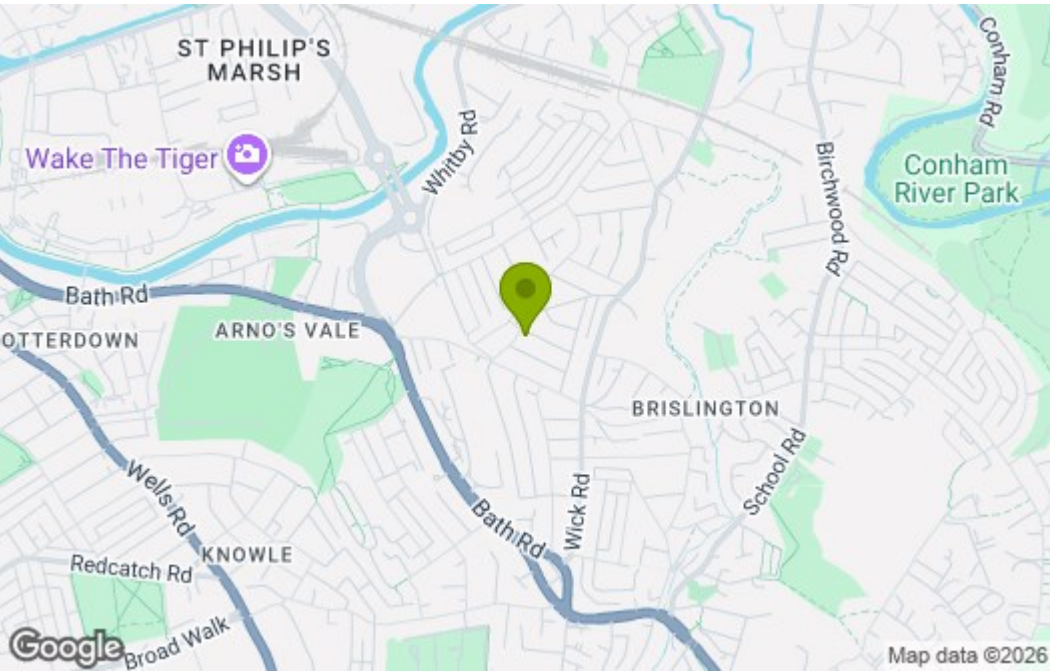
General

The land in this title is subject to a perpetual yearly rentcharge of £2.15 created by a Conveyance dated 18 June 1900. This however has been unclaimed during the current owners ownership.

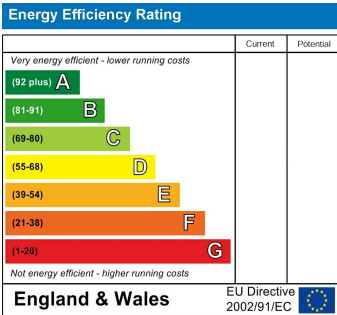
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.