



## 17 Churchill Road, Bristol, BS4 3RN

**Offers Over £550,000**

This fabulous and imposing terraced house, which has been a cherished home for the current owners, is in great location and offers a wonderful opportunity for families and couples alike.

The property boasts three great sized bedrooms and an original loft room/bedroom four, plus a large family bathroom with freestanding bath and separate shower cubicle.

The house provides a special charm with its high ceilings that create a sense of spaciousness and all important period character. The property boasts two separate receptions and a large kitchen/dining room which is the real heart of the home, providing an ideal space for entertaining guests or spending quality family time together. The property also boasts a paved and enclosed rear garden and a good sized garage, currently block partitioned for both storage and a home working space, a feature that is often desired but not always available with city living. The location is another significant advantage of this property. Located in the heart of the community, it is surrounded by public transport links and local amenities including the independent shops and cafes on Sandy Park Rd. Green spaces, including Arnos Park and Arnos Vale and cycling routes are also in close proximity, adding to the overall appeal. An early viewing is strongly recommended.

### Entrance Vestibule

### Hallway

### Sitting Room

12'4 x 12'5 (3.76m x 3.78m)



### Dining Room

13'4 x 10'6 (4.06m x 3.20m)



### Kitchen/Dining Room

22'1 x 9'3 (6.73m x 2.82m)



### Breakfast Area

13'1 x 5'3 (3.99m x 1.60m)

### Landing

### Master Bedroom

12'2 x 15'10 (3.71m x 4.83m)



### Bedroom Two

13'4 x 10'7 (4.06m x 3.23m)



### Bedroom Three

10' x 9'3 (3.05m x 2.82m)



### Bathroom

8'1 x 6'2 (2.46m x 1.88m)



**Loft Room/Bedroom Four**  
12'4 x 16'1 (3.76m x 4.90m)



**Rear Garden**

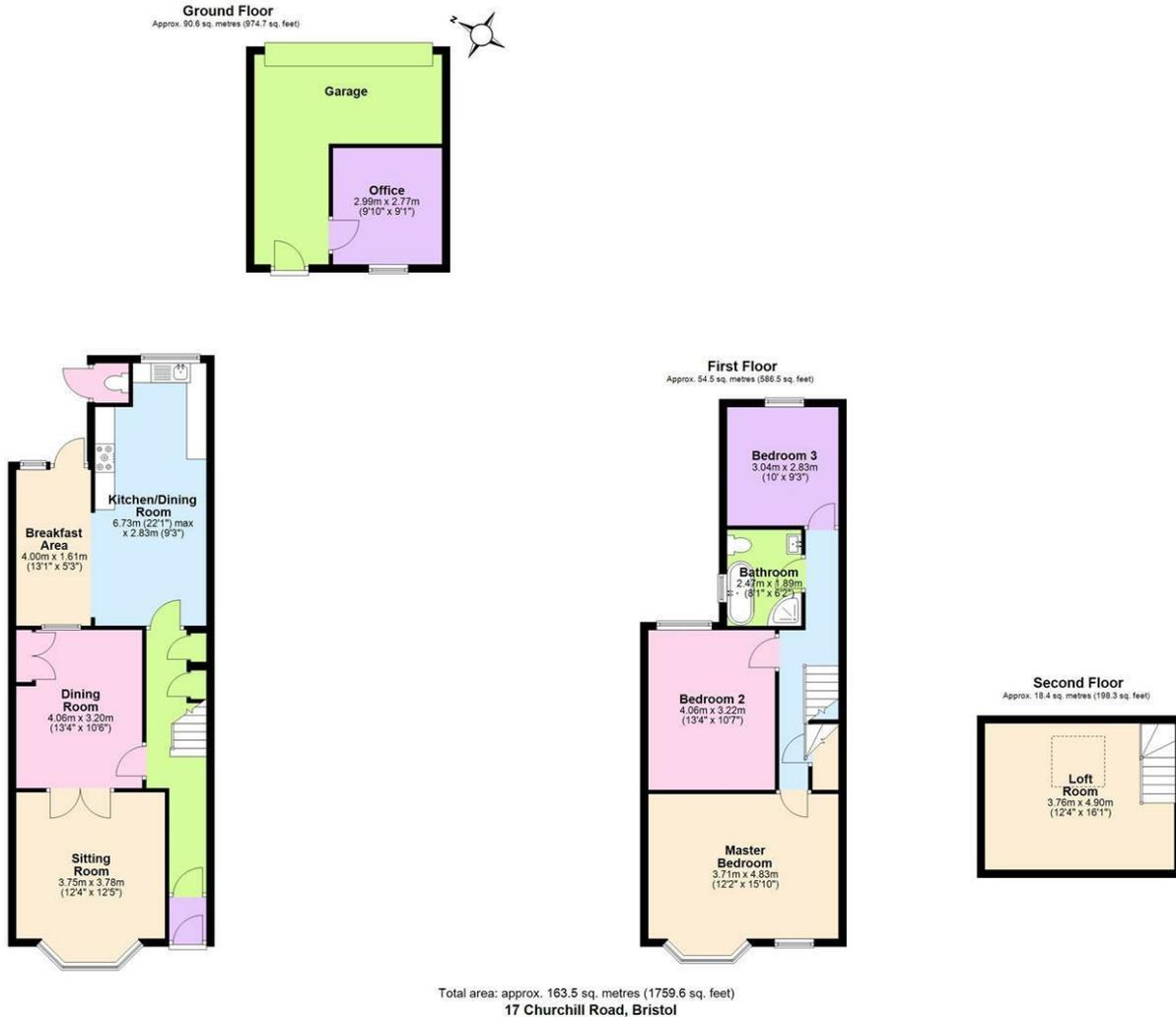


**Garage**

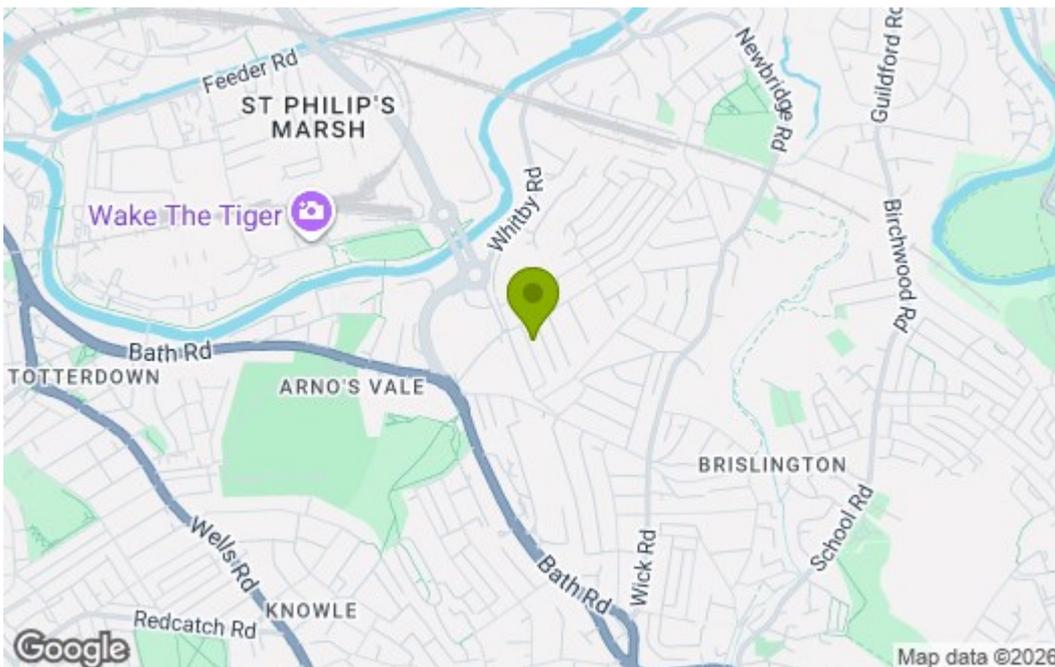


**Rear Elevation**

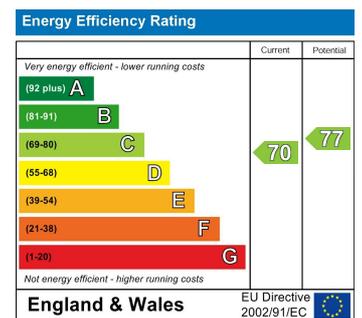
## Floor Plan



## Area Map



## Energy Efficiency Graph



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