



2 Birch Drive

Langford, Bristol

A well maintained three-bedroom detached home offering spacious and light-filled living areas, a well established garden, garage and off-road parking. Perfectly suited for modern family living and entertaining it is convenient for access to Bristol and beyond.

EPC: tbc

Council Tax band: E

Tenure: Freehold

All mains services

- Approx. 1223 sq. ft. accommodation and garaging
- 3 Bedrooms & 2 Bathrooms (1 En-Suite)
- Spacious double aspect lounge
- Situated in a quiet cul-de-sac
- Garage and off street parking
- Private enclosed garden
- In Catchment For Popular Primary School And Well Regarded Churchill Community And Sixth Form
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







2 Birch Drive

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Set behind an attractive and well-kept frontage, this well presented three bedroom home offers spacious and versatile living, ideal for families or those who love to entertain.

The front door opens into a hallway, with immediately to the left a downstairs cloakroom. To the right is a generous dual-aspect living room with a lovely bay window overlooking the front garden and an attractive brick fireplace as its focal point with inset electric fire. An archway from here opens to the dining room which has plenty of room for a table and sliding patio doors which not only make this a light filled space but also provide access to the conservatory which provides valuable extra rection space and a lovely space to enjoy the garden outlook all year round.

The fully fitted kitchen has wooden units with contrasting worktops offering ample storage and preparation space. integrated appliances include a double oven and gas hob and there is space for a fridge/freezer. A door from the kitchen leads through to a handy utility room with matching units and space for a washing machine. A cloakroom off the main hallway completes the ground floor accommodation.

Upstairs, the home continues to impress with three generously sized bedrooms. The principal bedroom benefits from fitted wardrobes and a en-suite shower room, complete with a large walk-in shower, WC, and a vanity unit with wash basin.



The remaining bedrooms are all well-proportioned, offering flexibility for family members or guests. The family bathroom features a bath with shower over, WC, wash basin, and there is an adjacent airing cupboard for useful additional storage.

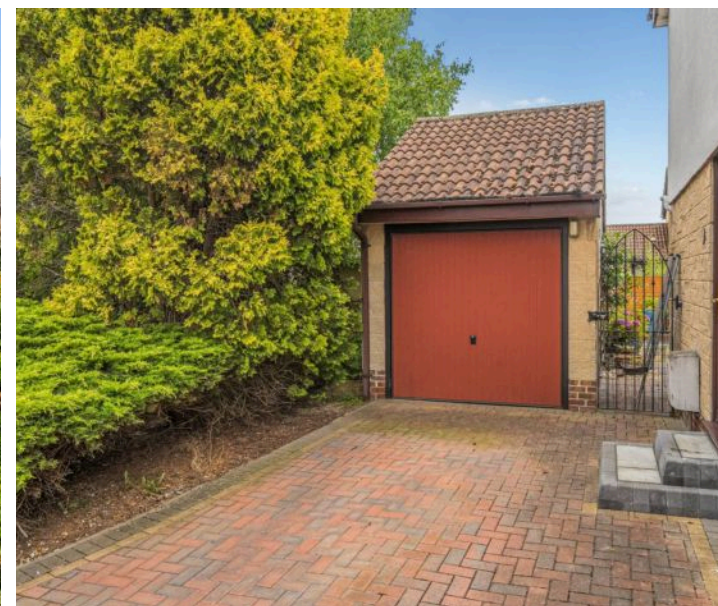
Outside

The fully enclosed rear garden provides a tranquil outdoor haven. Thoughtfully landscaped, it features a lawned area flanked with neat slated areas with retaining railway sleepers which provide the perfect spot for planters and pots. In addition there are a couple of paved terraces - offering a wonderful setting for relaxation and entertaining alike.

A side return leads to the front of the property, where a well-maintained driveway offers convenient off-road parking. The property also benefits from a garage featuring an up-and-over door, power and lighting, and a rear access door into the garden—enhancing the overall appeal of this delightful and well-appointed home.

Location

Langford offers local shopping and social facilities with a more comprehensive range of shops available at the nearby villages of Congresbury and Winscombe. There is a large, modern medical practice in the village and a handy petrol station and mini-market close by. Primary schooling is available in the village and the excellent Churchill Academy and Sixth Form. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available and junctions 20 and 21 of the M5 motorway each around 9 miles away for access to Bristol and beyond. Bristol International Airport is within 6 miles. The village of Yatton (approximately 4 miles distant) has a mainline railway station with direct services to London. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses. (All distances/times approx.)

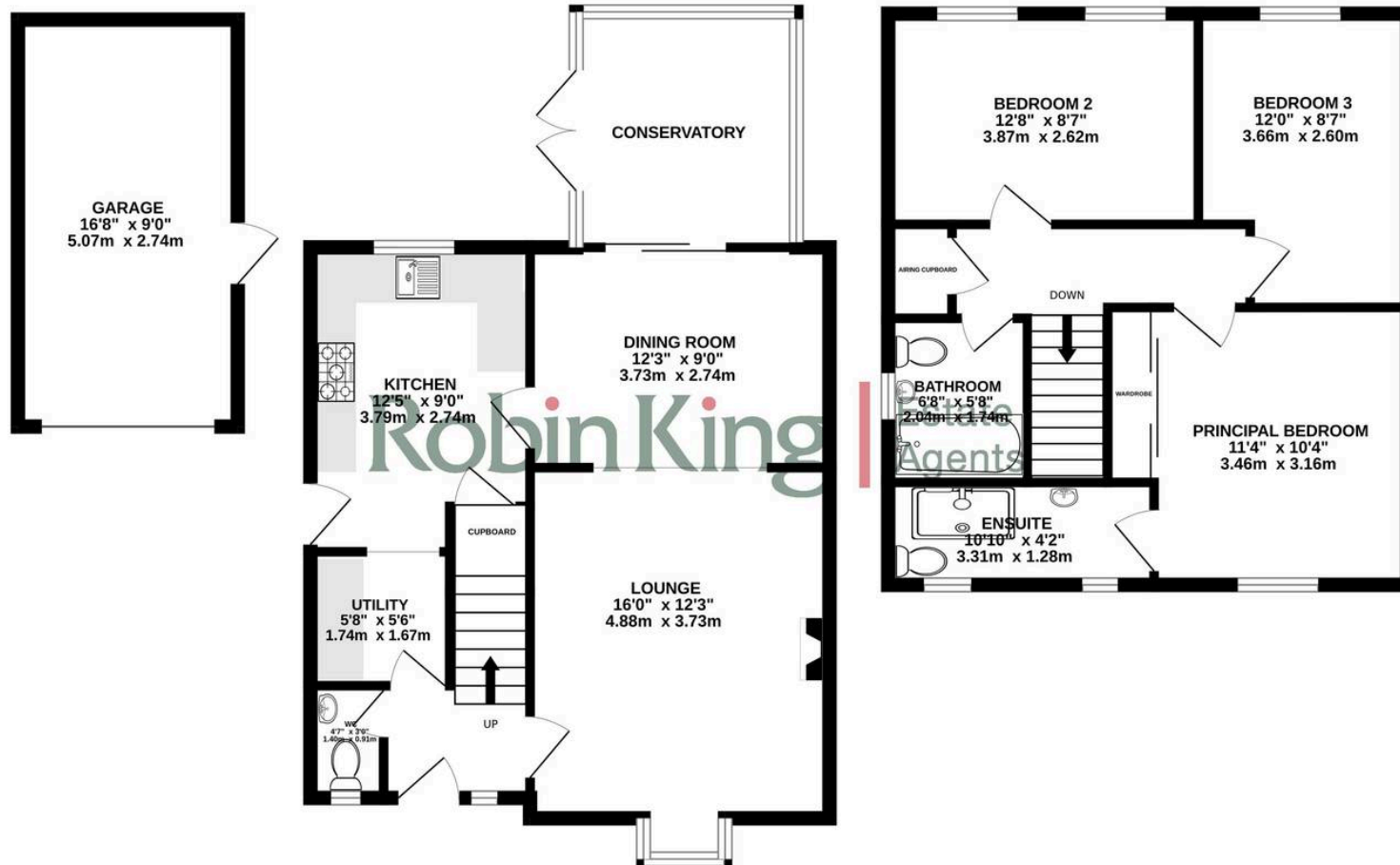




GARAGE
150 sq.ft. (13.9 sq.m.) approx.

GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.

1ST FLOOR
496 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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