



19 Park Road

Congresbury, Bristol

A well-presented extended 3-bedroom semi-detached home in a quiet location, offering flexible living space, a private garden, home office, driveway parking and easy access to Congresbury's shops, countryside and local amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

All Mains Services

- Approx. 1107 Sq.ft accommodation and garaging
- Well presented 3 bedroom property
- Spacious sitting room
- Open-plan kitchen/dining area
- Ground floor shower room and separate utility area
- Versatile family room/study with vaulted ceiling
- Converted garage home office
- Driveway parking
- Within catchment area for well regarded primary and secondary schools
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







19 Park Road

Congresbury, Bristol

This well maintained extended semi-detached home offers flexible living over two floors in a peaceful residential area close to Congresbury's amenities. With three bedrooms, a generous sitting room, and additional flexible living space, along with a thoughtfully designed garden, it's ideal for families or those seeking a comfortable and versatile home.

The front door opens into a welcoming hallway with stairs rising to the first floor. To the left, a door leads into the sitting room, where a large front-facing window brings in plenty of natural light. Double doors lead into the kitchen/dining area, which can also be accessed from the hallway. This sociable open-plan space includes room for a large dining table and a well-equipped kitchen with an integrated electric hob, double oven, dishwasher, fridge, and freezer. Just off the kitchen is a utility room with space for a washing machine and tumble dryer, leading to a useful downstairs shower room and access to the rear garden. The dining area flows openly into a versatile study or family room with a vaulted ceiling, Velux window, and French doors opening onto the garden—ideal for home working or as an extra reception area. Upstairs, the landing gives access to three well-proportioned bedrooms, two of which are generous doubles.



The principal bedroom includes a full wall of fitted wardrobes, offering excellent built-in storage. These rooms are served by a fully tiled family bathroom, fitted with a four-piece suite comprising a bath, separate shower cubicle, WC and wash basin.

Outside – To the rear, the garden opens onto a patio area that has a charming courtyard feel—ideal for outdoor dining and relaxing. This leads to a lawn with raised beds and mature shrubs, creating a private, attractive space. The garage has been converted into a home office with French doors, while retaining storage at the front. A driveway provides off-street parking, and the front garden is lawned with a path to the entrance.

Location - Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 2 miles distant. There is easy access to the M5 motorway at Clevedon and St. Georges. The surrounding countryside provides a wide range of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and an outdoor pursuits centre, all within easy reach. The friendly village includes a variety of independent shops and businesses along with cafes, pubs and restaurants and leisure facilities. Educational opportunities are very good, with primary schooling within the village and secondary education at the well-regarded Churchill Academy and Sixth Form. (All distances/times approx.)

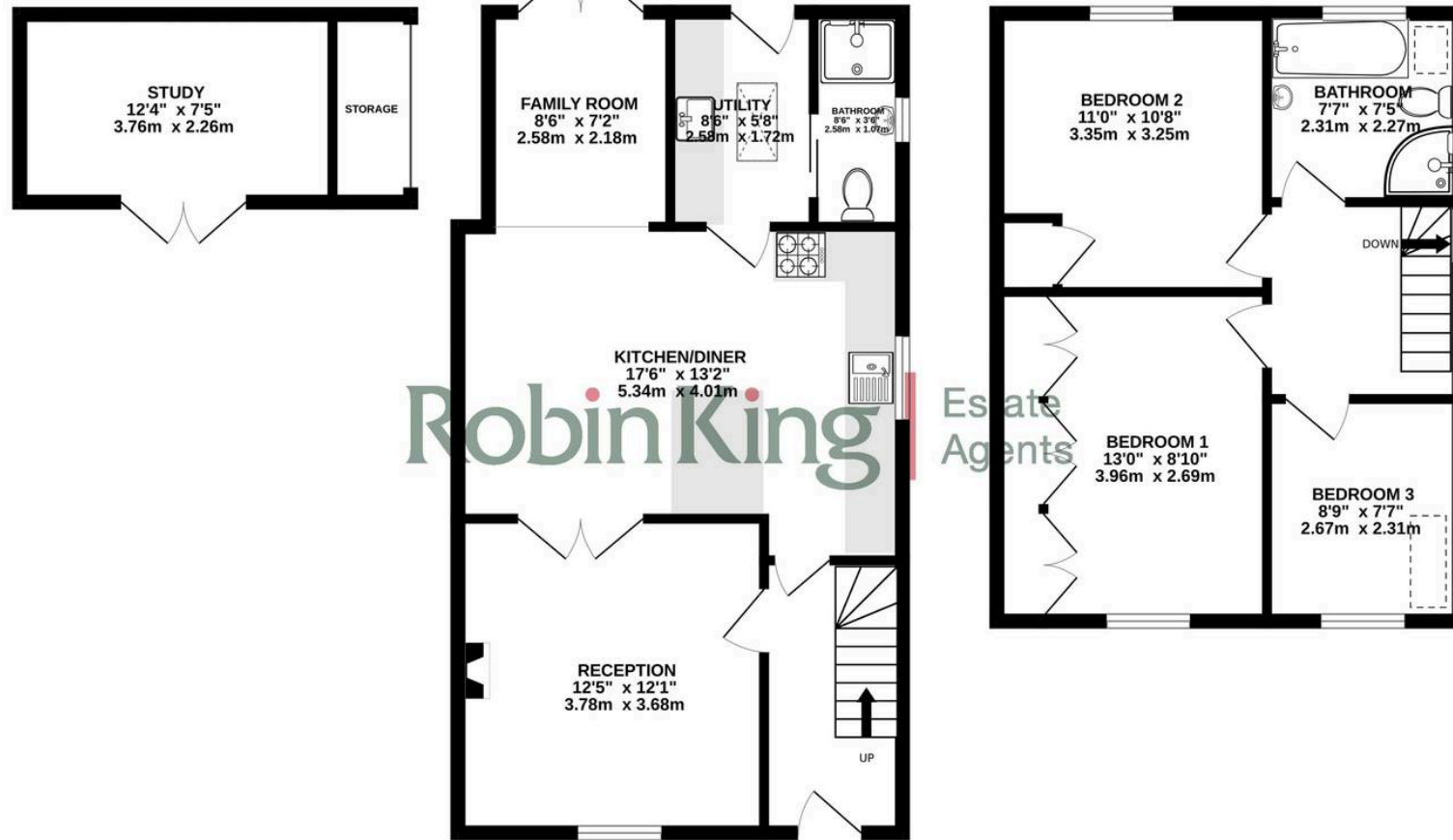




GARAGE
114 sq.ft. (10.6 sq.m.) approx.

GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.

1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.9 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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