



42 Ash Road, Bristol  
£0

# 42 Ash Road

Bristol, Bristol

- No onward chain
- Two double bedrooms
- Open plan living area
- Modern kitchen with integrated appliances
- Ample natural light
- Close to Gloucester Road
- Contemporary bathroom with walk-in shower and bath-tub
- Stylish modern decor
- Close to Horfield Common
- Roof balcony

This beautifully presented two-bedroom upper-floor maisonette offers spacious and stylish living across a thoughtfully designed layout and is sold with no onward chain.

The property boasts a welcoming open-plan living and kitchen area, where modern kitchen units with integrated appliances and sleek cabinetry create a seamless blend of functionality and contemporary style. Large bay windows and additional expansive windows throughout flood the living spaces with natural light, enhancing the airy, open feel and highlighting the elegant, neutral decor. The reception room is a flexible space, ideally suited to relaxing or entertaining, with chic furnishings, decorative shelving, and tasteful artwork that showcase both the character and practicality on offer.

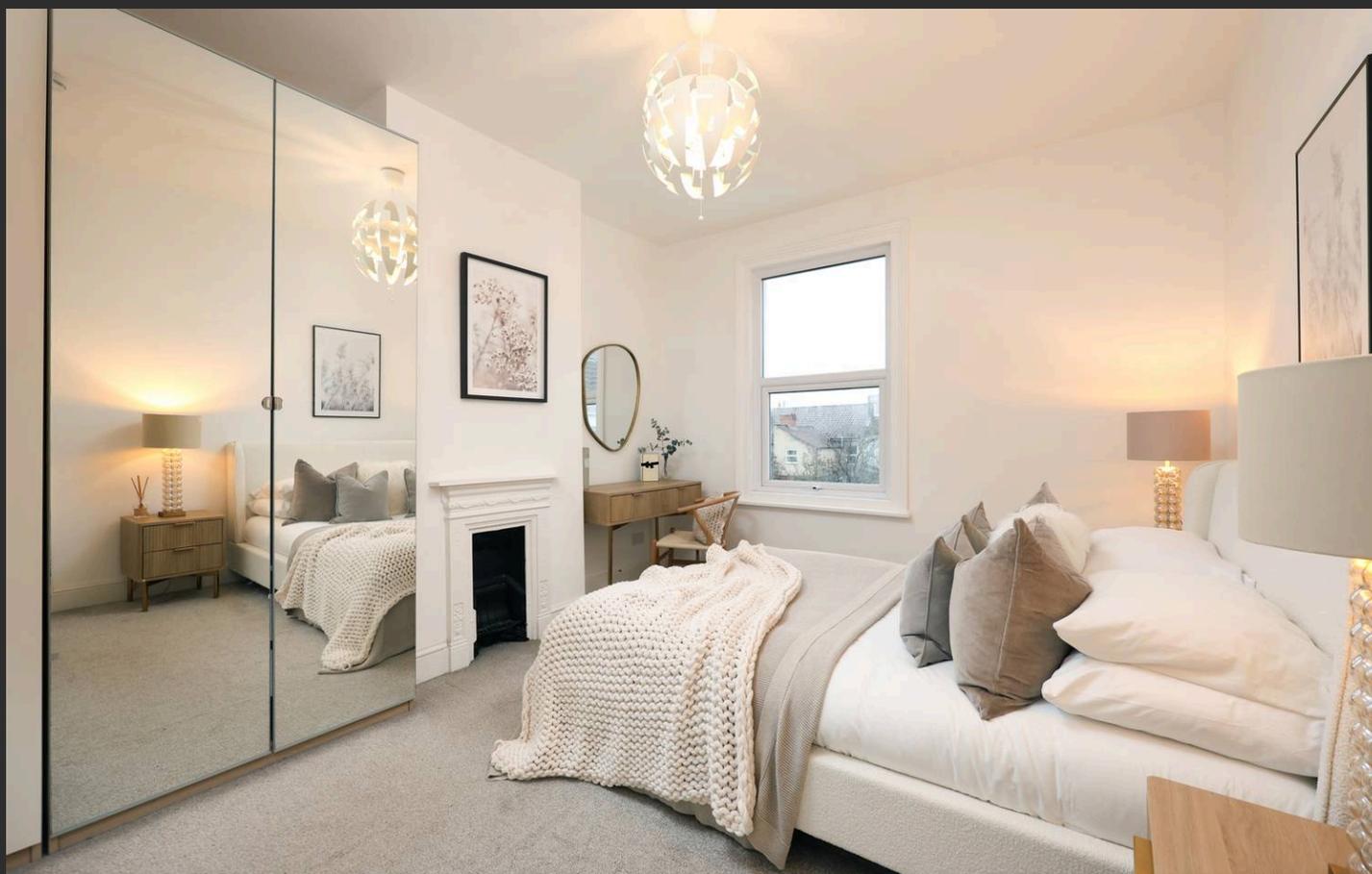


You can include any text here. The text can be modified upon generating your brochure. The flat includes two generously sized bedrooms, each with plush carpeting and ample space for furniture, ensuring both comfort and convenience. Bedroom two on the top floor has access to eaves storage and features a large skylight/balcony, which provides far-reaching views from the rear.

The modern bathroom features a large bathtub, a spacious walk-in shower, and a wall-mounted vanity unit with a wash-hand basin and storage. Contemporary fixtures, heated towel rails, and wood-effect or wooden flooring provide both comfort and sophistication, while frosted windows allow natural light without compromising privacy.

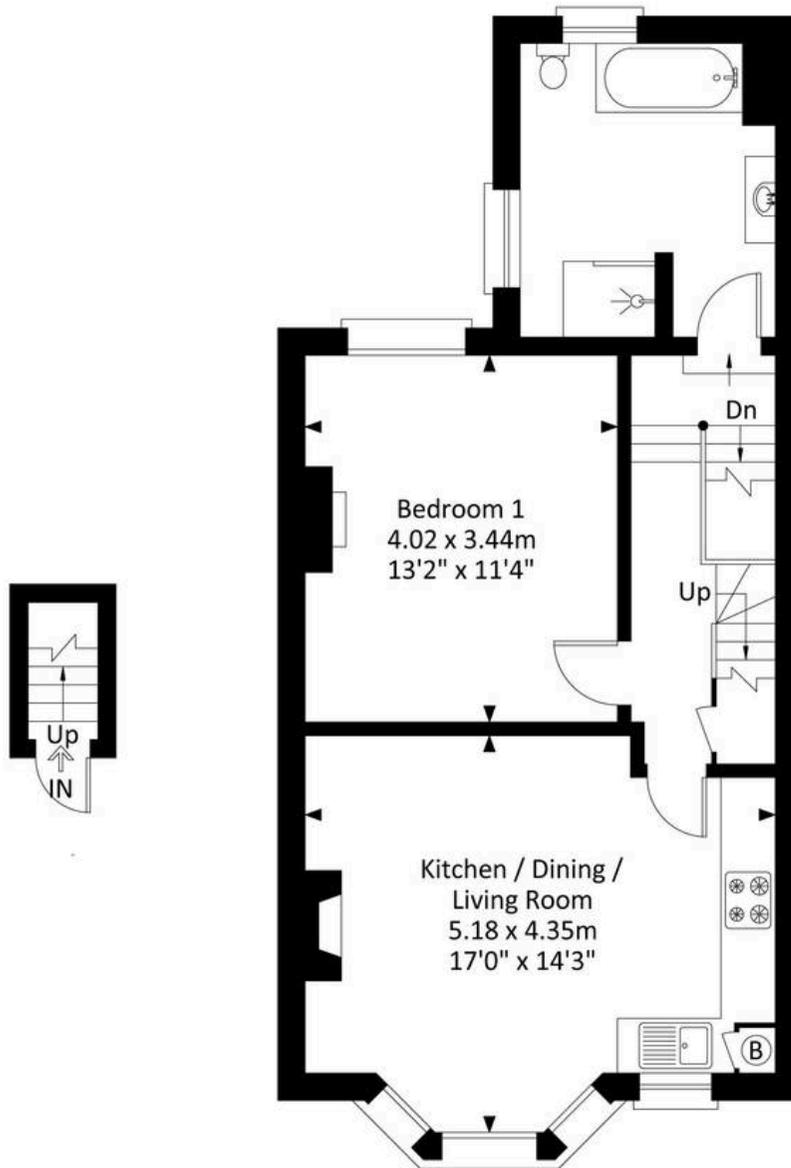
Throughout the flat, elegant staircases and hallways with classic balusters and soft carpeting set a welcoming tone. The property benefits from on-street parking for added convenience, double-glazed windows throughout and retains attractive Victorian-period features, such as classic bay windows and an ornate fireplace, lending it character and charm.

The property is within close proximity to Gloucester Road and the various amenities within Horfield Common, including tennis courts and the recently renovated Ardagh Centre, with its popular cafe. It is also within the Bishop Road Primary School APR.



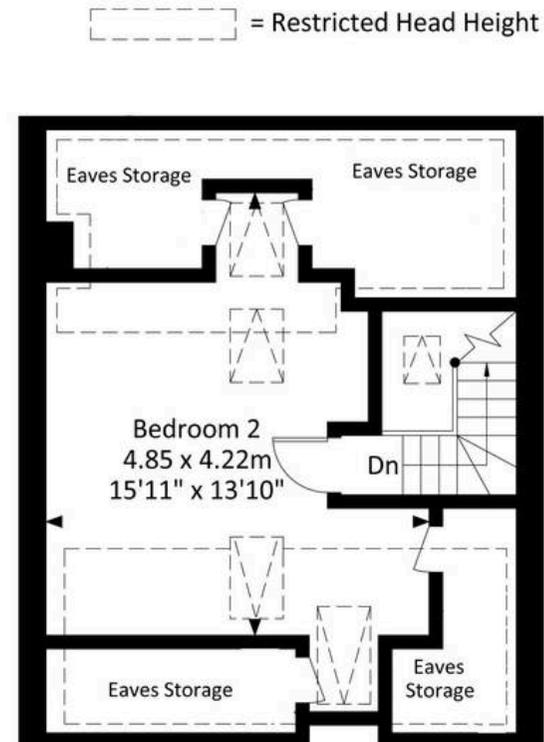
# First Floor Flat, 42 Ash Road, Bishopston, Bristol, BS7 8RN

Approximate Gross Internal Area = 72.22 sq m / 777.36 sq ft  
(Excluding Eaves Storage)



Ground Floor

First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



## Elephant Estate Agents

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