



42 Weston Crescent, Bristol

Guide Price £735,000

# 42 Weston Crescent

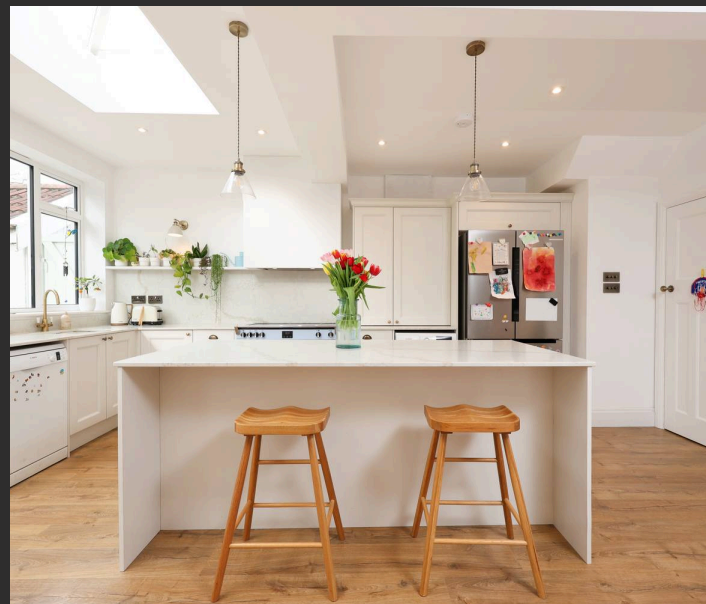
Bristol, Bristol

- A light and spacious 1930's three bedroom semi-detached family home located on one of Horfield's most sought after roads
- An impressive open plan kitchen/diner/family room
- Living room with bay window and wood-burning stove
- A smartly finished family bathroom
- Period character throughout
- Quiet neighbourly road near to Horfield Common
- Scope to extend into the loft space
- A mature 70ft x 30ft west facing rear garden with side access
- Separate garage

A light and spacious 1930's semi-detached family home located on one of Horfield's most sought after roads.

The property has plenty to offer and includes three bedrooms, a recently extended open plan kitchen/dining/family room and a separate living room with wood-burning stove. In addition, there is a separate downstairs w/c, and a 70ft x 30ft mature west facing rear garden with side access. This light and bright property has been extensively renovated throughout. However, there is still plenty of scope to further extend into an ample loft space (subject to the usual consent).

Accommodation on the ground floor comprises a main entrance with an original storm porch leading into a spacious hallway complete with a dark wood floor and useful w/c located underneath the staircase. The living room is located at the front of the property and features a double glazed bay



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# 42 Weston Crescent, Horfield, Bristol, BS7 8UT

Approximate Gross Internal Area = 119.36 sq m / 1284.78 sq ft  
(Excluding Garage)

Garage Area = 28.08 sq m / 302.25 sq ft

Total Area = 147.44 sq m / 1587.03 sq ft

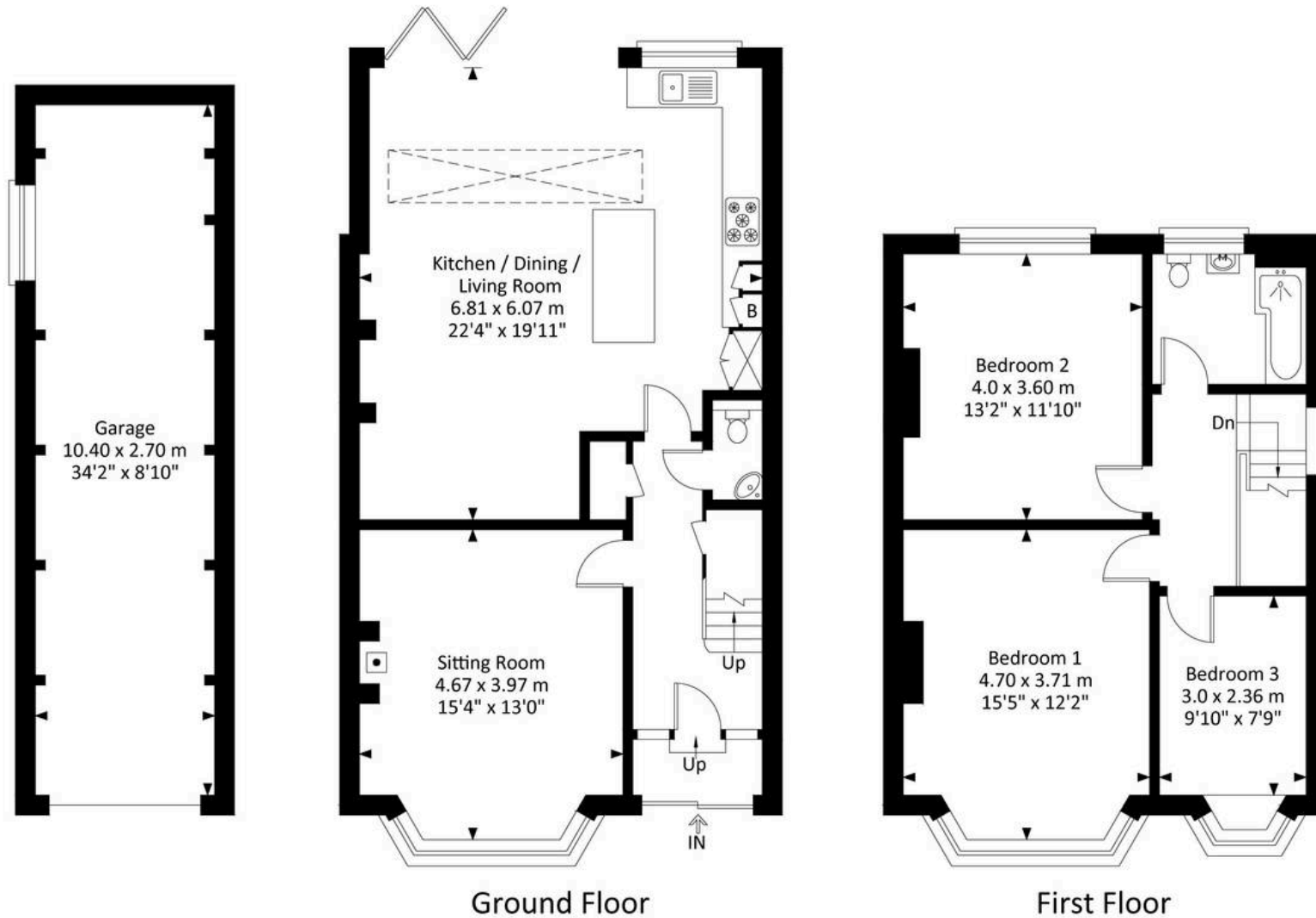


Illustration for identification purposes only, measurement are approximate, not to scale.



## Elephant Estate Agents

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