



21 Egerton Road, Bristol
£850,000

21 Egerton Road

Bristol, Bristol

- Three bedroom semi-detached
- No onward chain
- 165ft rear garden
- Garage
- Off-street parking
- Highly sought after road
- Redland Green catchment area
- Close to Gloucester Road
- Solar panels
- Huge potential

A unique three-bedroom home located on one of Bishopston's premier roads with a 165ft.c rear garden, garage and off-street parking and sold with no onward chain.

The 1,657 sq. ft accommodation is arranged over two floors, with adaptable living spaces that include a sitting room, family/dining room, conservatory, utility and shower room on the ground floor and three bedrooms and a bathroom on the first floor.

The property has a pleasant front garden, mainly laid to lawn, with trees and shrubs along its borders, a tarmac driveway, gated side access, and steps up to the entrance porch. Once in the entrance hall via the porch, doors lead to the sitting room, dining room/family room, and an understairs storage cupboard, and stairs rise to the first-floor accommodation.



The sitting room has double-glazed windows to the bay and retains decorative cornice, ceiling rose, picture rail and a gas-fired period fireplace with decorative tiled inserts and a wooden mantle. At the rear, the family/dining room extends across the entire width of the property and features dual-aspect double-glazed windows, cornice, a picture rail, and a cast-iron period fireplace. The kitchen beyond has been fitted with a range of wall and base units, with space for freestanding appliances, a breakfast bar, and a door leading to a utility room and a downstairs w.c and shower room. The conservatory/garden room completes the ground-floor accommodation, with glazed doors leading directly onto the rear garden, a glazed roof allowing an abundance of natural light into the property, and shade blinds for particularly sunny days.

On the first floor, there are three double bedrooms and a family bathroom. Bedroom one extends across the entire width of the property at the front and has fitted wardrobes, including a wardrobe shared with bedroom two via a jack-and-jill door. The adjacent bedroom two also has fitted wardrobes, a period fireplace and a double-glazed window overlooking the rear garden. Bedroom three at the rear is neatly decorated and carpeted, with dual-aspect double-glazed windows. The family bathroom features a panelled bath with a shower over, a glazed shower screen, a vanity unit incorporating a wash hand basin, and a w.c. The property is also fitted with solar panels.



The wonderful rear garden extends an impressive 165 ft in length and has been carefully landscaped to incorporate multi-use spaces. Accessing the garden from the conservatory, a block-paved patio is separated from the raised lawn by a low-level retaining stone wall. Around to the rear of the garage is an additional off-street parking space, which can be accessed via the garage, which has two up-and-over doors to allow a vehicle to drive through the front to the rear. Taking a walk beyond the patio steps leads up to a lawn and a pathway continuing past an additional paved seating area, raised beds, a summer house, two greenhouses, and a further plot beyond. The garden is flanked by a range of plants, shrubs and trees, including fruit trees, creating a wall of greenery and colour. The garden is a gardener's paradise and a rare asset so close to the Gloucester Road and city centre, and provides a sense of the country in a City setting. The garage is fitted with two up-and-over doors, power points and lighting. A pedestrian access gate is located to the side of the garage, allowing direct access to the rear garden from the front.

The local independent shops, cafes, and restaurants along Gloucester Road and St Andrews Park are only a short walk away. The property is also near Bishop Road Primary School and Redland Green Secondary School. Redland and Montpelier Stations are within walking distance and offer a direct route into Templemeads or up to Clifton Downs. Nearby bus stops also provide access to arterial bus routes.



21 Egerton Road, Bishopston, Bristol, BS7 8HN

Approximate Gross Internal Area = 136.47 sq m / 1468.95 sq ft

Garden Storage Area = 6.86 sq m / 73.84 sq ft

Summer House Area = 5.37 sq m / 57.80 sq ft

Garage Area = 17.56 sq m / 189.01 sq ft

Total Area = 166.26 sq m / 1789.60 sq ft

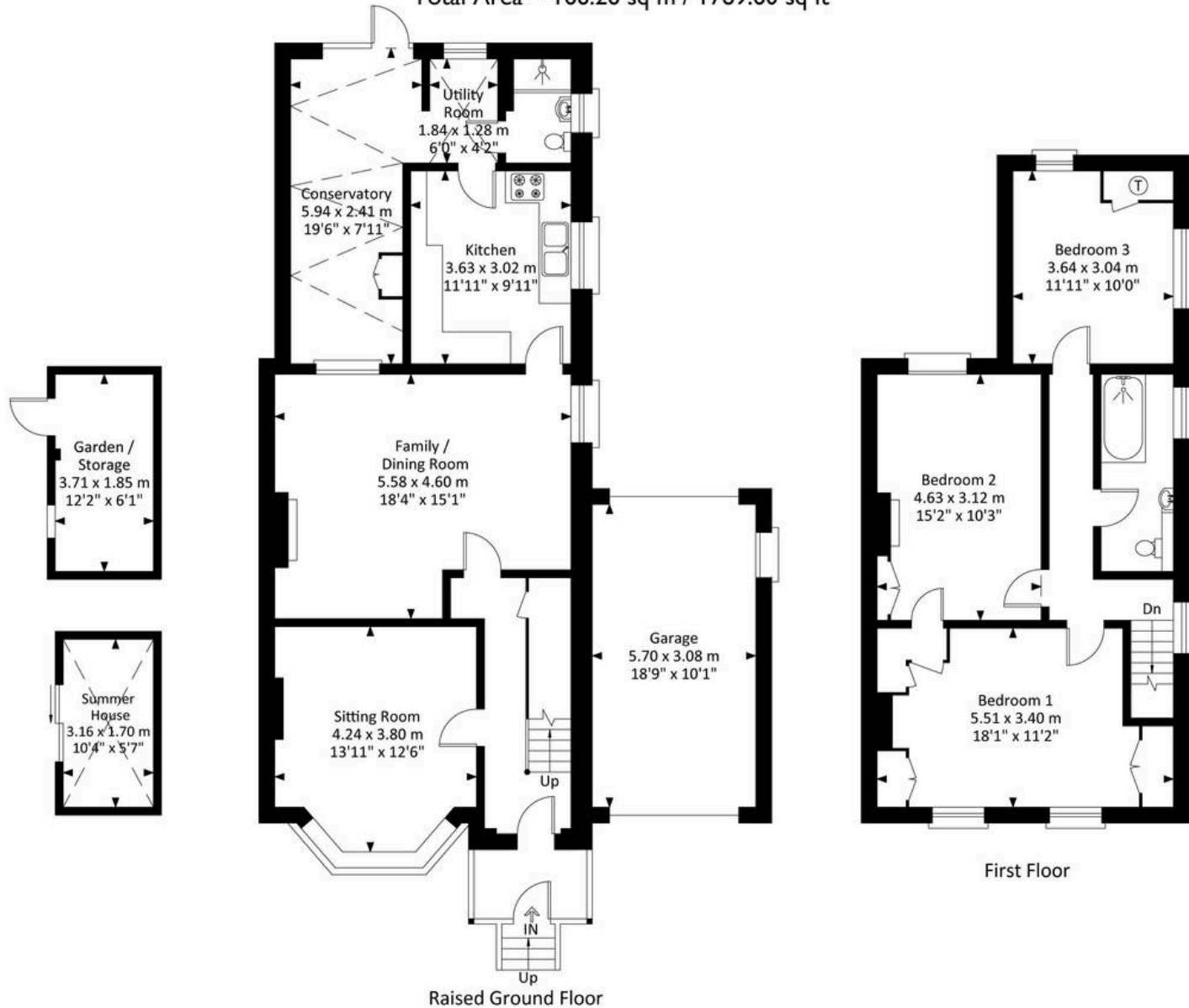


Illustration for identification purposes only, measurements are approximate, not to scale.



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