



45 Churchways Crescent, Bristol
£625,000

45 Churchways Crescent

Bristol, Bristol

- End of terrace 1920s home
- Two reception rooms
- Extended kitchen/diner with dual aspect windows
- Four bedrooms
- Family bathroom & shower room
- West facing garden
- Garden room
- Sought after quiet road within Horfield
- Close to Gloucester Road, Horfield Common & Leisure Centre
- 1414.59 sqft

Tucked away on a sought-after road in Horfield, this 1920s end-of-terrace home provides ample space and versatility across three floors. The property briefly comprises; two reception rooms, a kitchen/diner, four bedrooms, a family bathroom and shower room, a west-facing garden with a garden room.

Upon entering, you are greeted by a welcoming hallway that provides access to all the ground-floor accommodation, with stairs that lead to the first floor with storage neatly tucked beneath. To the front is the lead reception, benefitting a bay with double-glazed windows with stained glass toplights above and a picture rail. Adjacent and sitting centrally is the second reception room, which is currently occupied as a second sitting room, benefitting from a bay with a double-glazed window overlooking the side garden.

The heart of the home is the beautifully extended kitchen and dining area, thoughtfully designed with dual aspect windows that create a bright and airy atmosphere, perfect for entertaining and family



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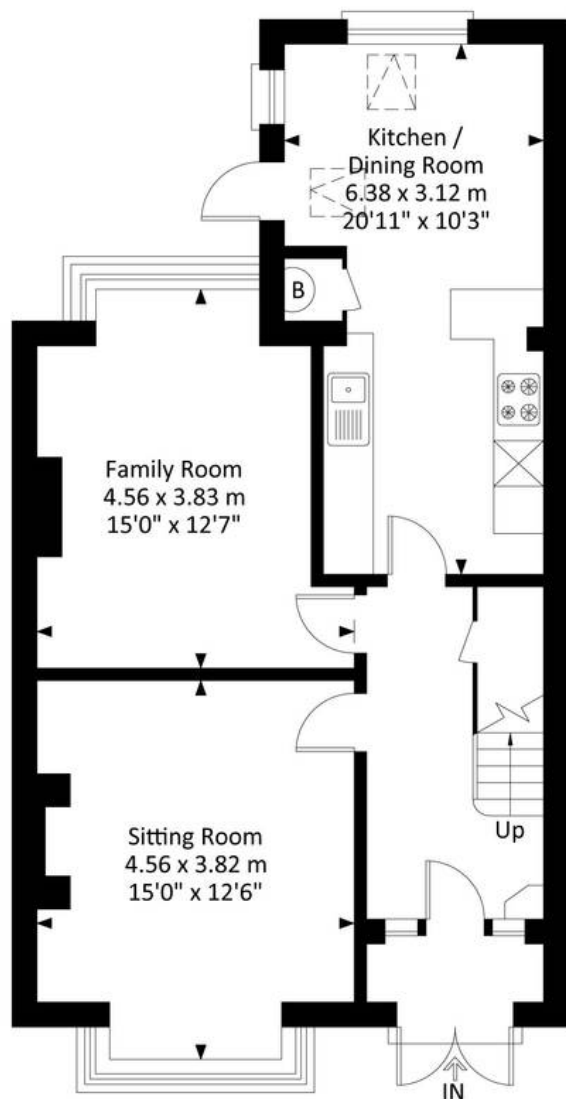


45 Churchways Crescent, Horfield, Bristol, BS7 8SW

Approximate Gross Internal Area = 131.42 sq m / 1414.59 sq ft
(Excluding Eaves)

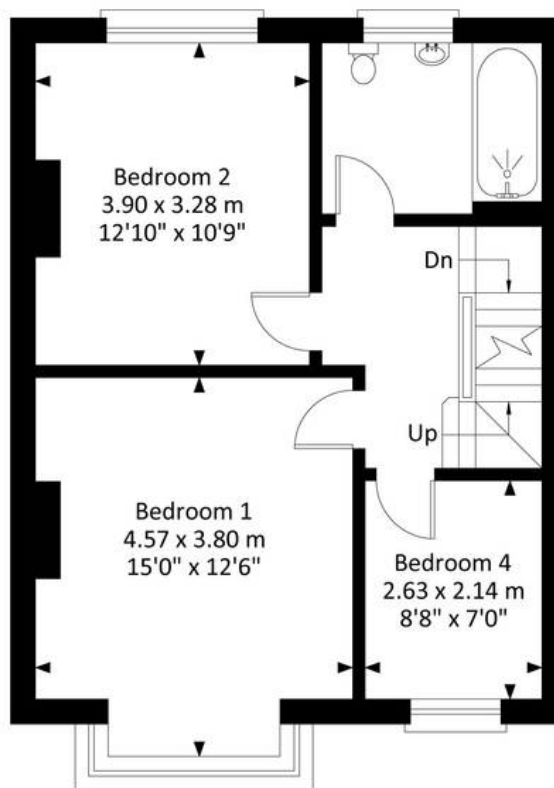
Garden Room Area = 6.16 sq m / 66.30 sq ft

Total Area = 137.58 sq m / 1480.89 sq ft

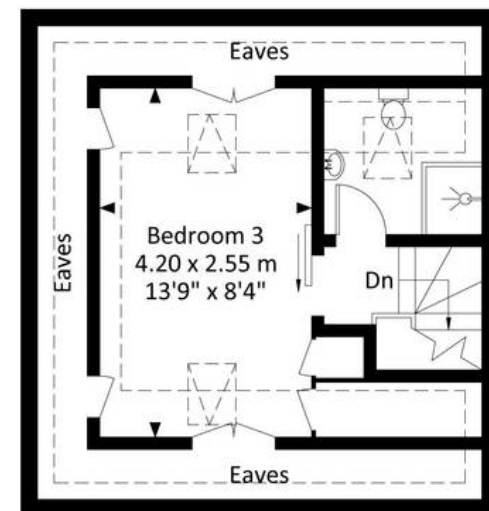
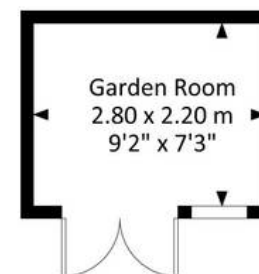


Ground Floor

 = Restricted Head Height



First Floor



Second Floor

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



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