



134 Filton Avenue, Horfield  
£460,000

# 134 Filton Avenue

Horfield, Bristol

- A light and contemporary 1930's mid-terrace home
- Three bedrooms
- Open plan reception rooms
- Stylish kitchen and Bathroom
- Separate utility room and downstairs w/c
- Landscaped 50ft garden with rear access
- Separate garage
- Scope to extend into the loft space
- 1124 sq ft

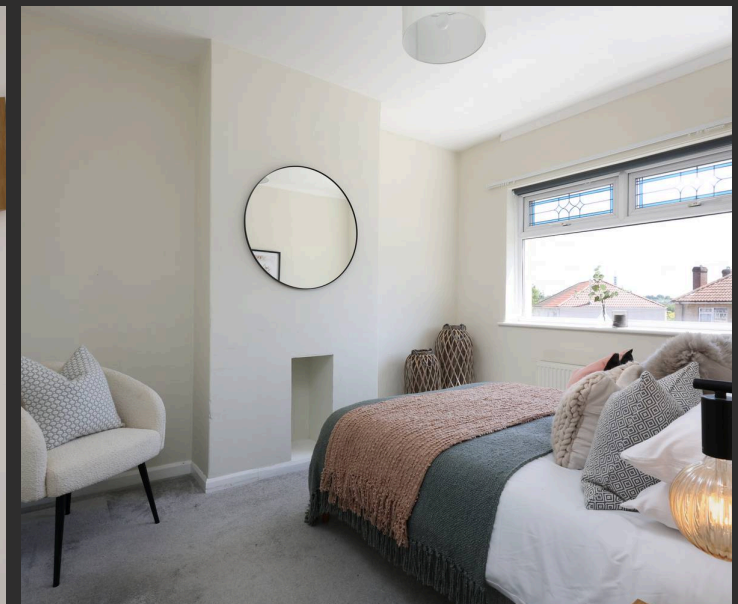
A contemporary three-bedroom 1930's home located in the heart of Horfield. This house is situated on the popular Filton Avenue and offers convenient access to all local amenities including Horfield Leisure Centre, Horfield Common and all-important Gloucester Road.

The accommodation downstairs comprises a spacious hallway leading into two reception rooms that have been connected to create an impressive open-plan living/dining room. The exposed beam and cast-iron wood burning stove add to the feel and compliment the overall look. This space also connects seamlessly onto the extended kitchen which includes a range of stylish white and coloured wall and base units, contrasting wood effect worktop, stainless steel fittings, integrated appliances and a large Velux window. Timber framed bi-folding doors provide direct access out onto the landscaped rear garden. Finally, a separate utility room and downstairs W/C are located in the middle of the house.

On the first floor are three bedrooms and the family bathroom. The master bedroom is located at the



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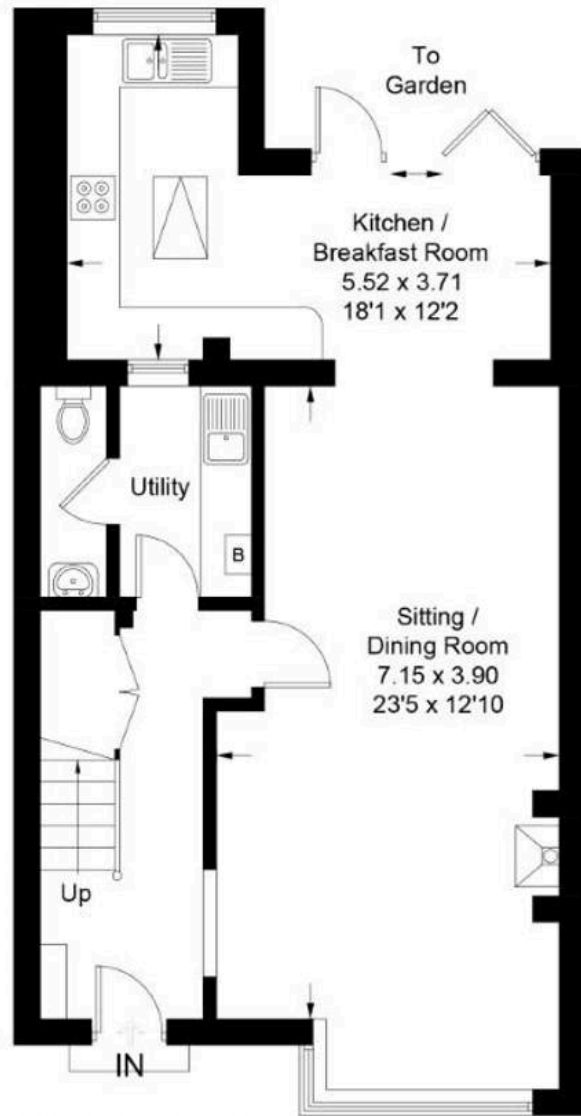


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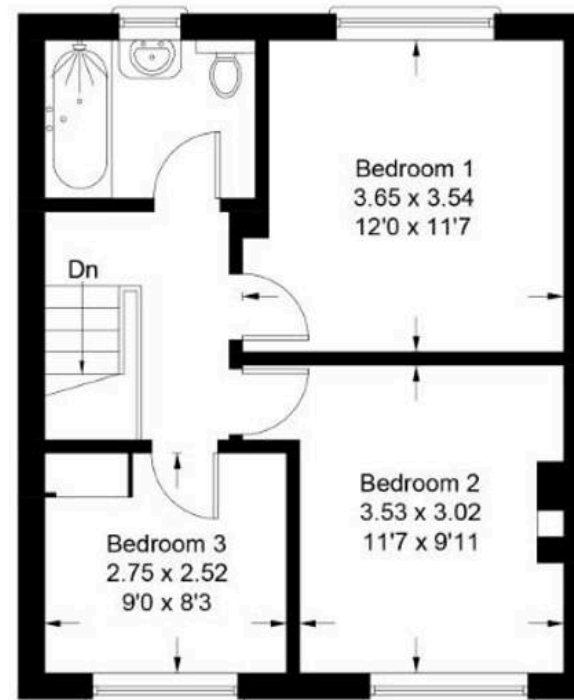


# Filton Avenue, Horfield, Bristol, BS7

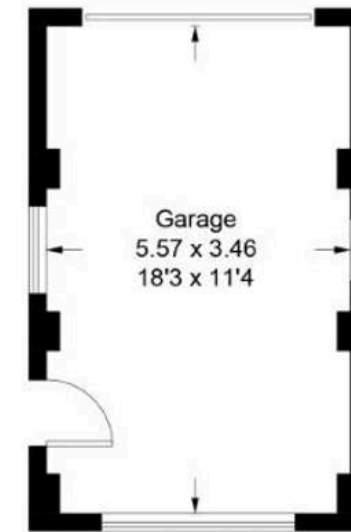
Approximate Gross Internal Area = 104.4 sq m / 1124 sq ft  
Garage = 19.1 sq m / 205 sq ft  
Total = 123.5 sq m / 1329 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID737080)





## Elephant Estate Agents

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