



23 Warden Road, Southville, Bristol

Guide Price £600,000

elephant 

23 Warden Road

Southville, Bristol

- Four storey Victorian town house
- Southville cul-de-sac location
- Open plan kitchen/ living space connecting to garden
- Two reception rooms with stripped wood floors
- Three double bedrooms, master with ensuite
- Stylish family bathroom with travertine tiling
- South west facing rear garden
- Close to popular shops and cafes

Situated within a sought-after Southville cul-de-sac, just a short stroll from an excellent selection of independent cafés, shops and local amenities, this beautifully presented four-storey Victorian home combines period charm with stylish modern living.

Rich in character and retaining a number of original features, the property has been thoughtfully updated to create a versatile family home. The ground floor is centred around an impressive open-plan kitchen, dining and living space, where large glazed doors flood the room with natural light and provide a seamless connection to the garden beyond. The well-appointed kitchen features a central island, wooden worktops, a ceramic sink and underfloor-heated tiled flooring, creating an ideal setting for both everyday family life and entertaining. Completing this level is a practical utility room and separate WC.

The hall floor above offers a more traditional arrangement with two classic reception rooms featuring stripped wooden flooring, period detailing and a bay window. Timber doors allow the rooms to be opened up or closed off as desired, providing



Arranged over the upper two floors are three well-proportioned bedrooms. The first floor accommodates two double bedrooms alongside a stylish family bathroom, finished with travertine tiling and contemporary fixtures and fittings. Occupying the top floor, the principal bedroom benefits from built-in storage and a modern en-suite shower room.

Throughout the home, high ceilings, original cornicing and sash windows enhance the sense of space and light, while thoughtful design ensures each room is both functional and inviting. A south-westerly rear aspect allows sunlight to fill the house throughout the day, creating a warm and welcoming atmosphere.

To the rear, the landscaped garden has been designed for low-maintenance enjoyment. A paved terrace extends directly from the kitchen and dining area, providing an excellent space for outdoor dining and entertaining. Steps lead to an artificial lawn bordered by mature planting and contemporary timber fencing. Its south-west facing orientation makes it the perfect spot to enjoy the afternoon and evening sun.

Offering an appealing blend of Victorian character and modern convenience, and enjoying excellent transport links alongside Southville's vibrant community and amenities, this attractive home presents a great opportunity to acquire a versatile property in one of Bristol's most desirable locations.





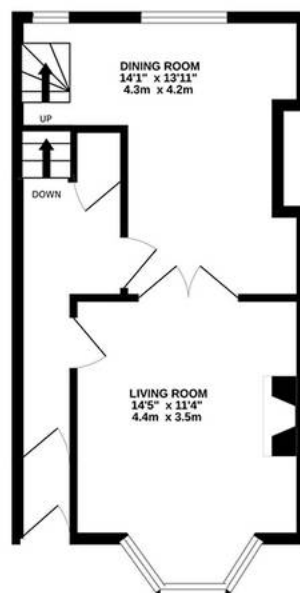


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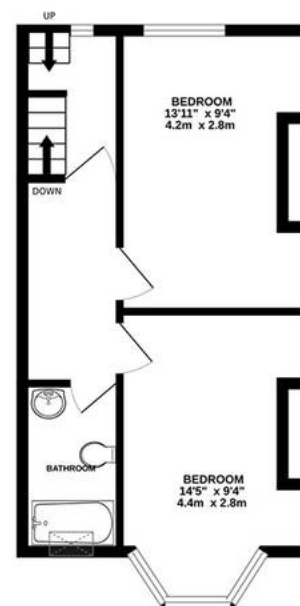
Approximate Gross Internal Area = 124.9 sq m / 1344 sq ft



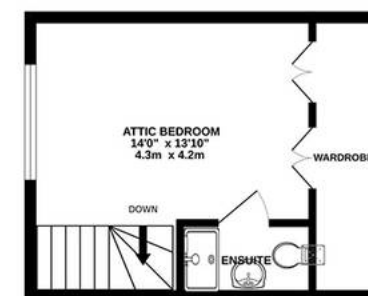
Lower Ground Floor



Hall Floor



First Floor



Top Floor

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



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