



20 Ash Road, Bristol
£575,000

20 Ash Road

Bristol

- Potential to extend into the loft
- Close to Gloucester Road
- Close to Horfield Common
- Immaculately presented
- South-west facing rear garden
- Two bedroom
- Garden room with power
- Extended kitchen/diner
- Utility room
- Downstairs w.c

A beautifully extended, two bedroom Victorian home with a south-west facing garden and further scope to extend. This large two bedroom home offers two double bedrooms, an extended kitchen/diner, a utility room, a bathroom, downstairs W/C and a garden room.

The property has been renovated to a high standard, incorporating an impressive open-plan kitchen/diner with bi-fold doors leading onto a beautiful southwest-facing rear garden. You enter the property into an entrance vestibule, a door then leads into the hallway with stairs rising to the first floor, storage under the stairs, and doors leading to the reception rooms and kitchen/diner. The two reception rooms have been opened to create a larger social space; the sitting room at the front features a ceiling rose, cornice, double glazed bay sash windows, a cast iron period fireplace, inbuilt cabinetry and restored wooden floorboards leading through to the second reception at the rear. The second reception has a ceiling rose, picture rail, a period fireplace, a built-in cabinet, and a wide opening into the kitchen/diner. At the rear of the house is a well-designed kitchen extension, creating



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20 Ash Road, Bishopston, Bristol, BS7 8RN

Approximate Gross Internal Area = 116.94 sq m / 1258.73 sq ft

Garden Room Area = 13.63 sq m / 146.71 sq ft

Total Area = 130.57 sq m / 1405.44 sq ft

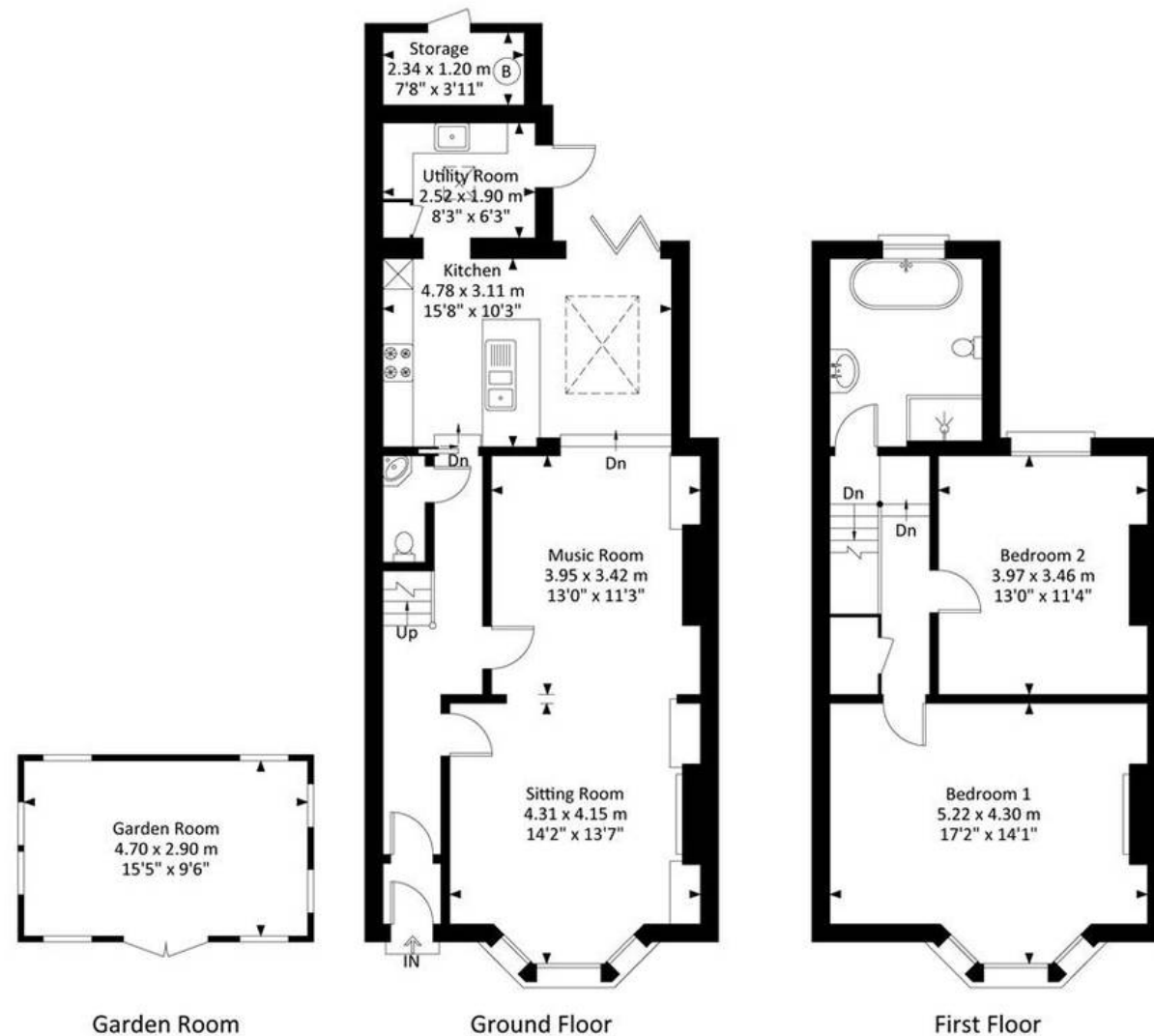


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