



44 Churchways Avenue, Bristol
£750,000

44 Churchways Avenue

Bristol

- Sympathetically extended over three floors
- 1930s home
- Open plan kitchen/diner/living space
- Bay fronted lounge with wood burning stove
- Four bedrooms
- Modern bathroom, shower room and ground floor w/c
- Converted loft principal bedroom
- Landscape rear garden and garage
- Close to Gloucester Road & Horfield Common
- 1781 sqft

This beautifully presented four-bedroom terraced house offers an exceptional blend of 1930s character and contemporary design, thoughtfully extended across three floors to create a versatile, spacious family home of approximately 1,781 square feet.

The welcoming entrance hall provides access to all the ground floor accommodation with stairs that lead to the first floor and bespoke pop-out storage beneath. To front, a bay-fronted lounge with double glazed windows and stained-glass toplights, where abundant natural light complements period features such as picture rails and a charming wood-burning stove. To the rear and at the heart of the home lies a fantastic open plan kitchen, dining, and family space, expertly designed for modern family life and entertaining. The kitchen is fitted with high-quality cabinetry with granite worktops, integrated appliances, while the adjoining dining area sits under three skylight windows and bi-fold doors that seamlessly connect to the mature rear garden. The ground floor also benefits from a useful utility room and a convenient W/C.



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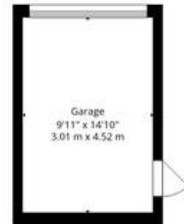
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44 Churchways Avenue, Horfield, BS7 8SL

Total: 1781 sq. Ft, 165 m²

Garage: 147sq. Ft, 14 M²



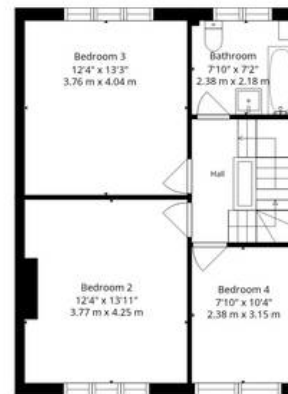
Garage



2nd Floor



Ground Floor



1st Floor





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