



Montrose Avenue, Redland, Bristol

A stunning 5 bedroom family home with sunny gardens.

Location

0.3 miles Redland Train Station, 0.8 miles Cheltenham Road, 0.6 miles Whiteladies Road, 1.4 miles Clifton Village, 1.8 miles Temple Meads, 8.7 miles Bristol Airport (all distances are approximate).

Description

20 Montrose Avenue is a spacious Victorian townhouse with the ability to create self-contained accommodation if required.

Enhanced and maintained beautifully throughout our vendor's time of ownership, the accommodation is both flexible and full of natural light, arranged over three floors.

The raised ground floor boasts a spacious bay-fronted sitting room to the front complete with feature fireplace and tall ceilings. To the rear is an impressive open plan kitchen breakfast and dining room enjoying a sunny elevation with a view over the garden.

On the first floor, a well-designed principal suite benefits from the morning sun with two further generous bedrooms to the rear serviced by a luxurious family bathroom.

The ground floor can be accessed internally and independently from the front. Its current layout boasts a bay-fronted bedroom to the front and a guest bedroom to the rear, along with a separate bathroom and utility/ hobby room.

The front garden is purposefully designed and easy to maintain whilst the rear garden is predominantly level blending level lawn and raised decking.

Property information

Tenure: Freehold

Local Authority: Bristol City Council

Council Tax Band: E



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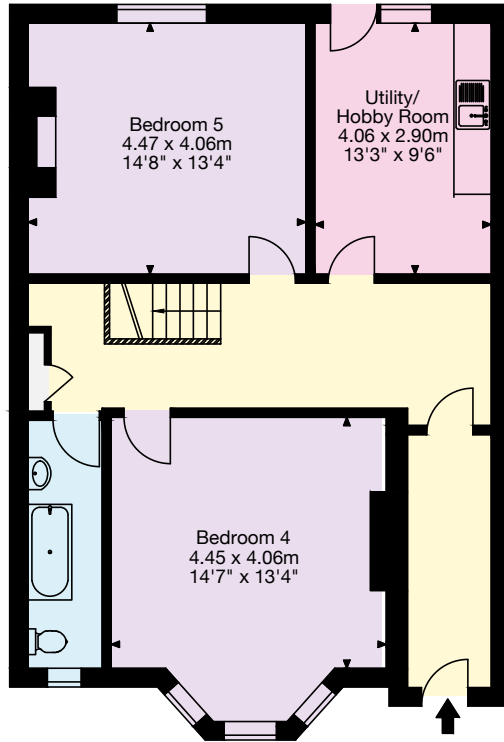
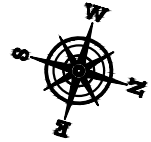


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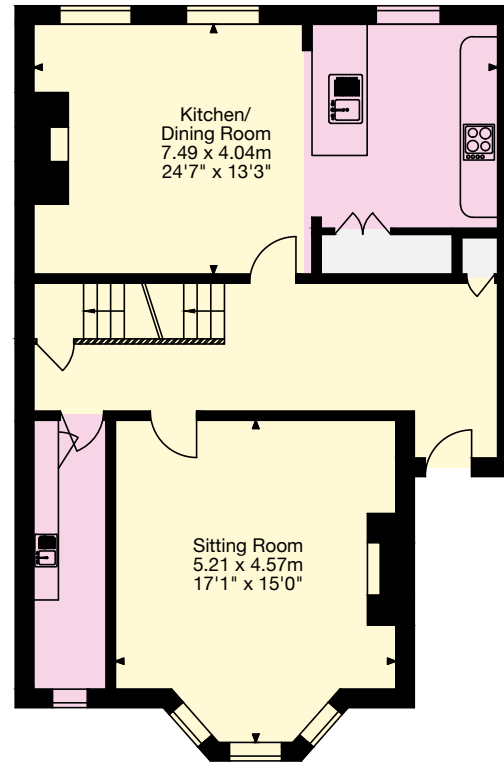


Approximate Gross Internal Floor Area = 237 sq m / 2,551 sq ft

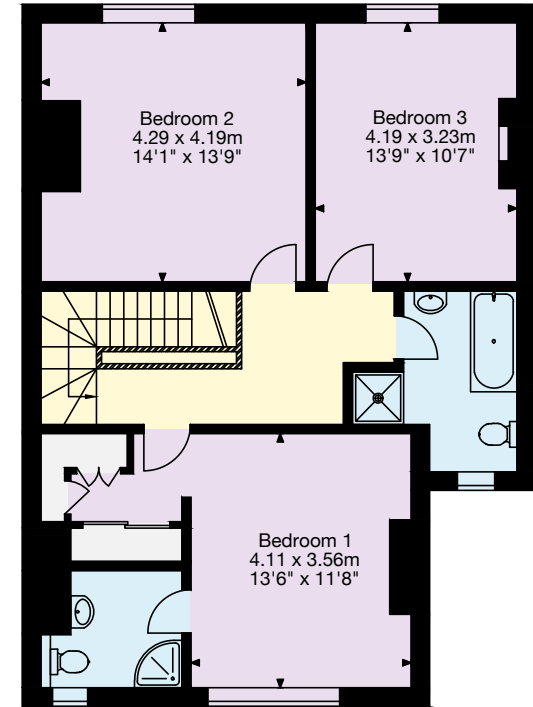
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Lower Ground Floor



Ground Floor



First Floor

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Particulars dated June 2023. Photographs and videos dated June 2023.

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