



27 Downs Park East



An attractive and deceptively spacious five bedroom semi-detached home with sunny gardens, parking and a garage.

Location

27 Downs Park East is an immensely popular residential road found on the boundaries of Bristol's iconic Durdham downs. Local amenities include the independent shops, supermarket and cinema on Henleaze Road, complimented with some of Bristol's best schools, including Badminton School for girls.

Description

27 Downs Park East is a spacious and beautifully presented period family home with accommodation arranged over two floors. On the ground floor, there is a spacious sitting room with feature fireplace and beautiful period proportions, which enjoys the morning sun. Central to the house and extended by the current owners, there is a fabulous kitchen/breakfast and reception room, which offers a perfect place to entertain or simply to relax, with bi-folding doors to a west facing private garden.

A bespoke kitchen enjoys integrated appliances and ample storage, complimented with a further utility room which is complete with plumbing for the necessary white goods.

On the first floor, there is a generous principal bedroom with lots of wardrobe space and a dual aspect, looking over the rear garden. It also boasts a contemporary en suite shower room. Three further consistently proportioned bedrooms have an outlook to the front or rear, serviced by a separate family bathroom.



5



3



2/3

EPC

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Completing the accommodation is the fifth bedroom over the garage with its own en suite shower. Please note, subject to the necessary consent, the garage could be utilised as a separate annex.

To the front of house enjoying the morning sun, there is a landscaped garden with parking for multiple vehicles. At the rear, a mature garden blends level lawn, established borders and a sun terrace.



Approximate Gross Internal Floor Area

Main House = 216 sq m / 2,325 sq ft

Garage = 23 sq m / 249 sq ft

Main House = 239 sq m / 2,575 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.



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I would be delighted to tell you more

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Particulars dated November 2021. Photographs and videos dated November 2021.

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