



**13 Downs Park  
Bristol  
BS6**





**A beautifully proportioned family home in a popular location with parking and gardens.**



*The Downs 0.2miles,  
Henleaze Road 0.6 miles,  
Clifton Village 2.4 miles,  
Bristol Temple Meads 5.1 miles,  
Bristol Airport 10.2 miles  
(all distances are approximate).*



13 Downs Park East is a substantial period family home found in an enviable location close to The Downs. The accommodation is arranged over three floors, requiring some degree of modernisation.

On the ground floor, a bay fronted sitting room to the front enjoys generous period dimensions complimented with an easterly orientation. Central to the house, a large dining room with access to the rear garden. Completing the accommodation, a guest shower room and well-proportioned kitchen breakfast room, which offers integrated appliances and ample storage.

On the first floor, a large principal bedroom offering plenty of wardrobe space and two further guest bedrooms serviced by a family bathroom.



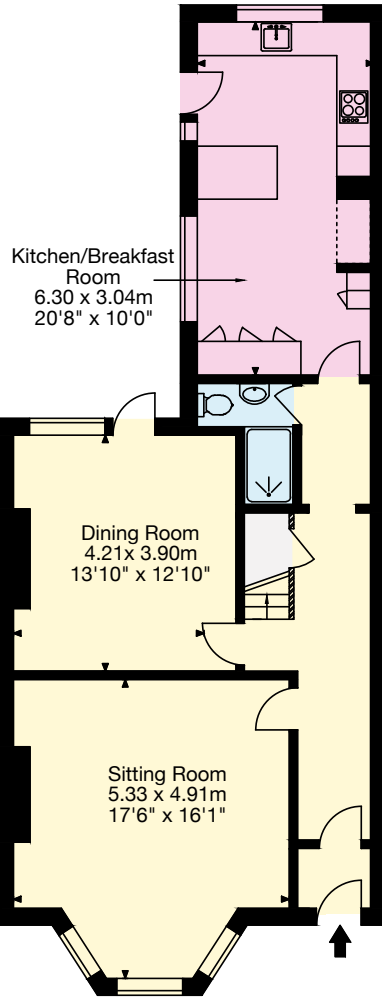
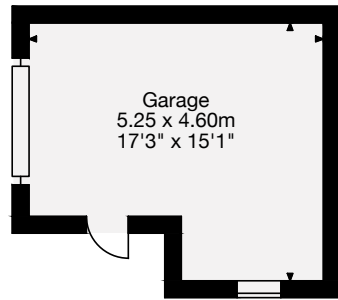
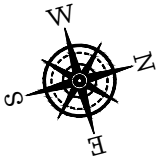


On the second floor, two consistently proportioned bedrooms with eaves storage and access to a large loft.

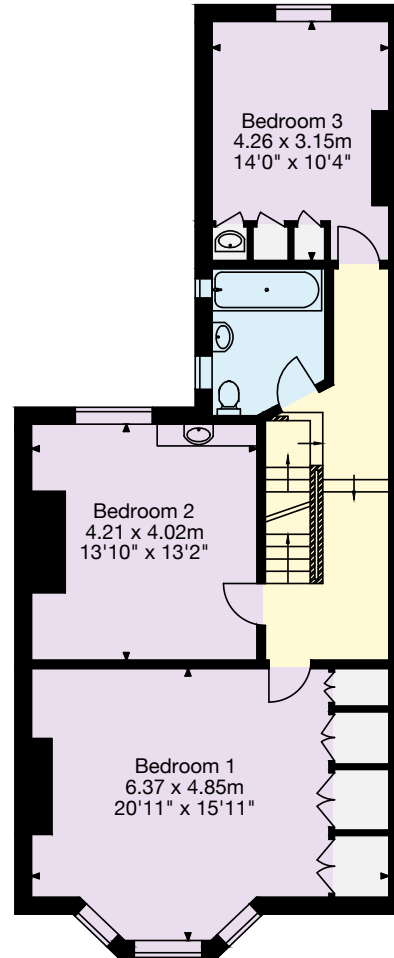
The front gardens are purposefully designed and can incorporate parking for a large vehicle. To the rear, an easily maintained patio garden with mature shrubbery and access to a rare and much sought-after garage.



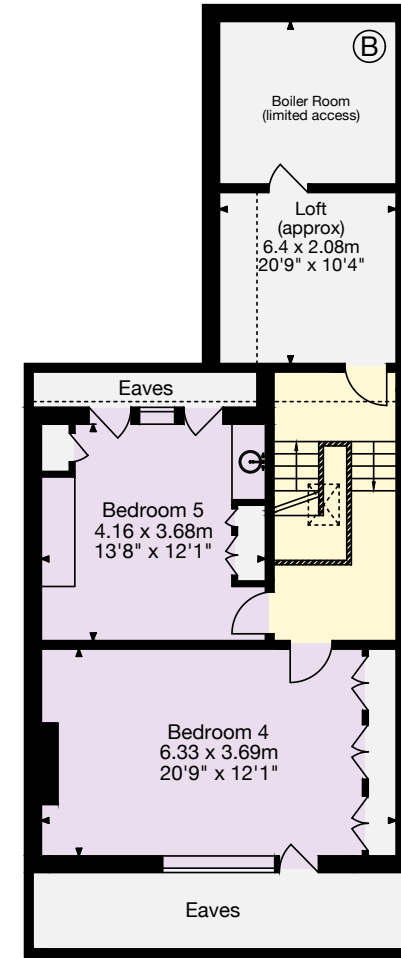
Approximate Gross Internal Floor Area  
 Main House (excluding loft) = 209 sq m/2,249 sq ft  
 Garage = 21 sq m/226 sq ft  
 Total Area = 230 sq m/2,475 sq ft



Ground Floor



First Floor



Second Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Garage

**I would be delighted to tell you more.**

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