HOUSE+CO
PROPERTY

Sales **0117 907 0020**
Lettings **0117 902 6409**



3 Coach House Lane

St. George, Bristol, BS5 8FD

Asking price £425,000

3 3 1 C

3 Coach House Lane





Description

A UNIQUE, OWNER-DESIGNED FAMILY HOME OFFERED WITH NO ONWARD CHAIN.

Tucked away in a sought-after position just off Church Road, this thoughtfully designed family home was built circa 2004 by its current owner and offers a fantastic blend of individuality, versatility and practical living. Perfectly placed for enjoying the vibrant cafés, bars and independent eateries of Church Road, with the green open spaces of St George Park just a leisurely stroll away, the location is every bit as appealing as the home itself.

The accommodation begins with an entrance hall featuring a cloakroom and under-stairs storage, along with a courtesy door providing access to the integral garage. The generous living room is a real highlight, boasting attractive American Oak flooring and opening directly onto the rear garden, creating a lovely connection between indoor and outdoor living.

- OWNER-DESIGNED FAMILY HOME BUILT CIRCA 2004
- GENEROUS LIVING ROOM WITH AMERICAN OAK FLOORING
- PRINCIPAL BEDROOM WITH BUILT-IN WARDROBES & EN-SUITE
- USEFUL ADDITIONAL LOFT ROOM
- ENCLOSED REAR GARDEN WITH PATIO, LAWN & FRUIT TREES
- TUCKED-AWAY POSITION JUST OFF CHURCH ROAD
- FITTED KITCHEN WITH VAULTED CEILING & VELUX ROOF LIGHTS
- TWO FURTHER BEDROOMS WITH VAULTED CEILINGS
- INTEGRAL GARAGE WITH AUTOMATIC DOOR
- OFFERED WITH NO ONWARD CHAIN



St. George, Bristol, BS5 8FD

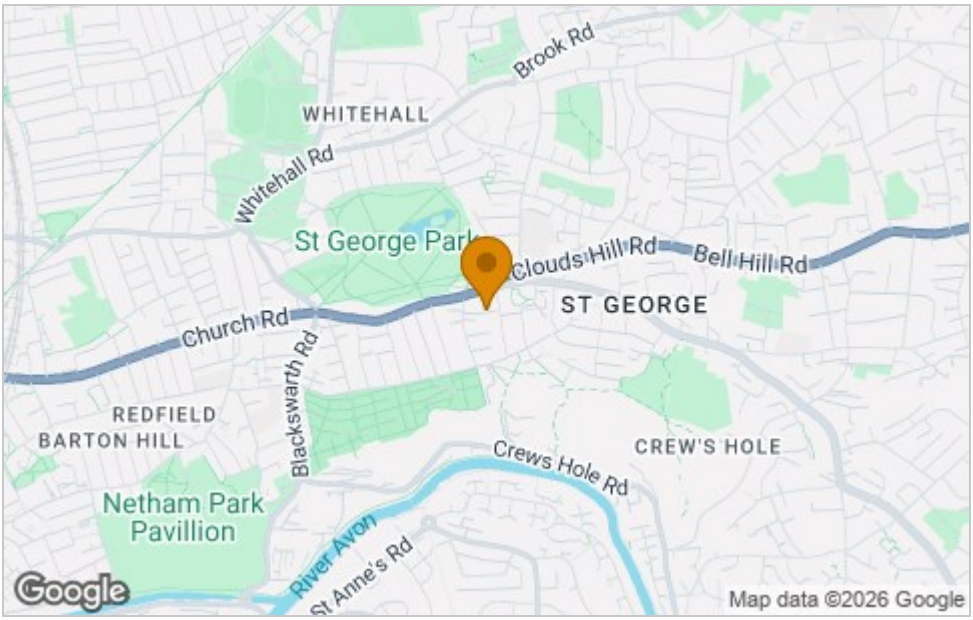




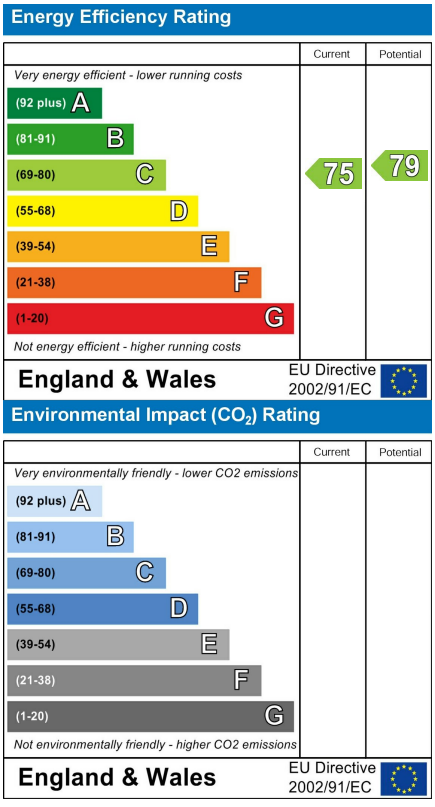
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our House + Co Property (Sales) Office
on 0117 907 0020 if you wish to arrange a viewing appointment for this property
or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.