



3 Coach House Lane

St. George, Bristol, BS5 8FD

**Asking price £425,000**



# 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

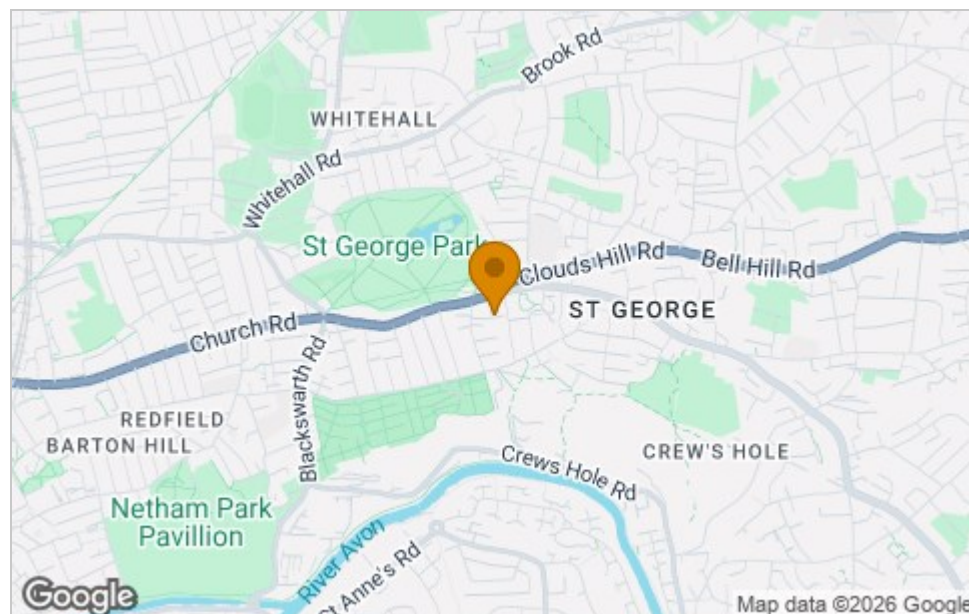




## Floor Plan



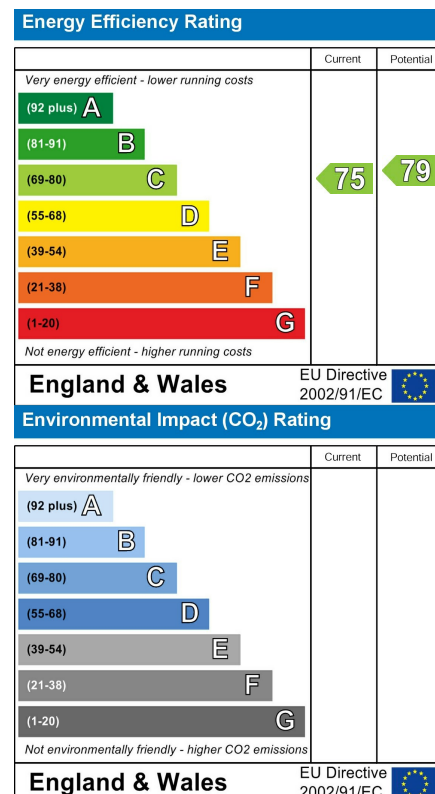
## Area Map



## 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.

## Energy Efficiency Graph



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