



24 Sandling Avenue, Horfield, Bristol, BS7 0HT

GUIDE PRICE £225,000

 **GOODCHILD**
ESTATE AGENTS

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PROPERTY OVERVIEW

Positioned in the heart of Horfield, this one-bedroom garden flat combines well-proportioned rooms, recent refurbishments, and a fantastic outdoor space. Located moments from Horfield Common and the vibrant Gloucester Road, it offers both convenience and lifestyle appeal.

The layout is surprisingly spacious, with the bedroom measuring an impressive 16'4" x 12'6" (4.97m x 3.82m). This bright, welcoming room features a wide bay window, enhancing the sense of light and space, and includes a built-in cupboard for handy storage. The lounge is equally generous at 13'6" x 12'6" (4.12m x 3.82m), providing a comfortable setting for relaxing or entertaining.

The kitchen, 10'3" x 5'11" (3.12m x 1.80m), has been recently updated and stands out with its deep-green splashback tiles set against modern cabinetry and worktops. Directly beyond, a contemporary bathroom measuring 7'6" x 5'11" (2.28m x 1.80m) offers a fresh, modern finish.

Outside

The south-east facing garden is a private haven. A paved patio flows onto a neat lawn, ending with a raised deck - ideal for catching the afternoon sun or hosting friends on warm evenings.

Location

Sandling Avenue sits within a friendly, well-connected community. Local pubs, cafés, and eateries - including The Crafty Cow, The Wellington, The Drapers Arms, Jean's Bistro, Lonely Mouth, and Pizzarova - are all nearby. Horfield Common, directly opposite, offers open green space, a children's play area, and Horfield Leisure Centre with its skate park. Commuters benefit from quick access to Filton Abbey Wood and Ashley Down Road railway stations for services to Bristol Temple Meads, plus easy links to the M4 and M5.

Leasehold Information

Ground Rent: £25 per annum

Length of Lease Remaining: 994 years



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KEY DETAILS

- A Generous Double Bedroom With Bay Window
- Spacious Lounge With Garden Access
- Recently Refurbished Kitchen & Bathroom
- Private East-Facing Garden With Patio, Lawn & Decked Area
- Excellent Local Amenities & Green Spaces Nearby

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Tenure: Leasehold

Council Tax Band: A

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

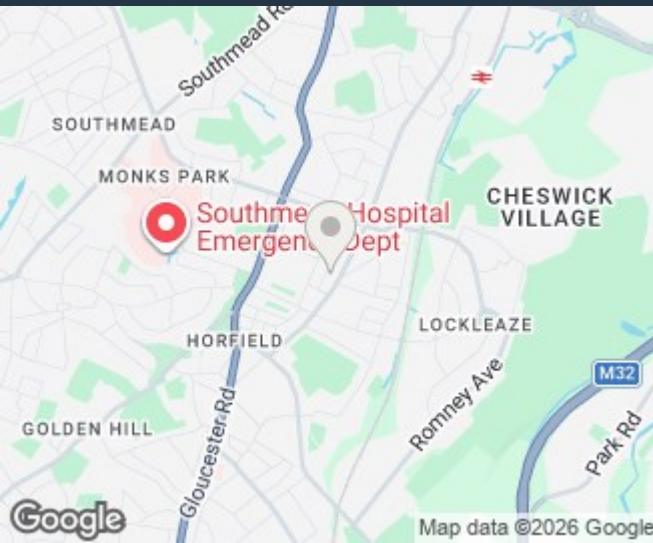
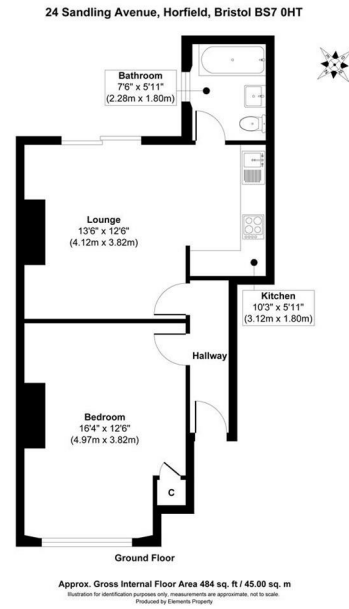
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Viewing: By appointment only



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These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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