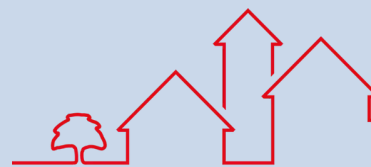




41 Station Road, Backwell

Guide Price **£500,000**



Parker's

Estate Agents & Property Lettings



41 Station Road

Backwell, Bristol

A superb example of an extended 1920's detached bungalow on a large level, raised, southerly facing plot on the ever-popular Station Road, Backwell. Close to all local amenities, schools and the mainline train station as well as with easy access to open countryside. The property has tremendous scope for further extension subject, of course, to the necessary consents.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

41 Station Road

Backwell, Bristol

Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families are drawn to Backwell for its outstanding schools and recreational facilities, fostering a safe and nurturing environment for children to grow. With a range of amenities, including local shops, cafes, and pubs, residents can savour a leisurely pace of life without sacrificing convenience. Whether you're looking for a cosy cottage, a spacious family home, or a tranquil retreat, Backwell offers a diverse selection of properties to suit all tastes and desires. Embrace the idyllic beauty of Backwell and discover the enchanting lifestyle it has to offer.





Entrance Hall

27' 7" x 3' 5" (8.41m x 1.04m)

Lounge

14' 11" x 13' 0" (4.55m x 3.96m)

Kitchen/breakfast room

12' 11" x 11' 6" (3.94m x 3.51m)

Dining Room

10' 10" x 7' 4" (3.30m x 2.24m)

Bedroom 1

14' 8" x 12' 11" (4.47m x 3.94m)

Ensuite to bedroom 1

8' 10" x 7' 11" (2.69m x 2.41m)

Bedroom 2

12' 11" x 12' 3" (3.94m x 3.73m)

Ensuite to bedroom 2

Bedroom 3

12' 11" x 7' 4" (3.94m x 2.23m)

Utility/Cloakroom

7' 5" x 5' 0" (2.26m x 1.52m)





REAR GARDEN

South facing and mainly laid to lawn. Enclosed by timber fencing and with mature shrub borders. Decking area with balustrade. Block paved patio. Timber shed.

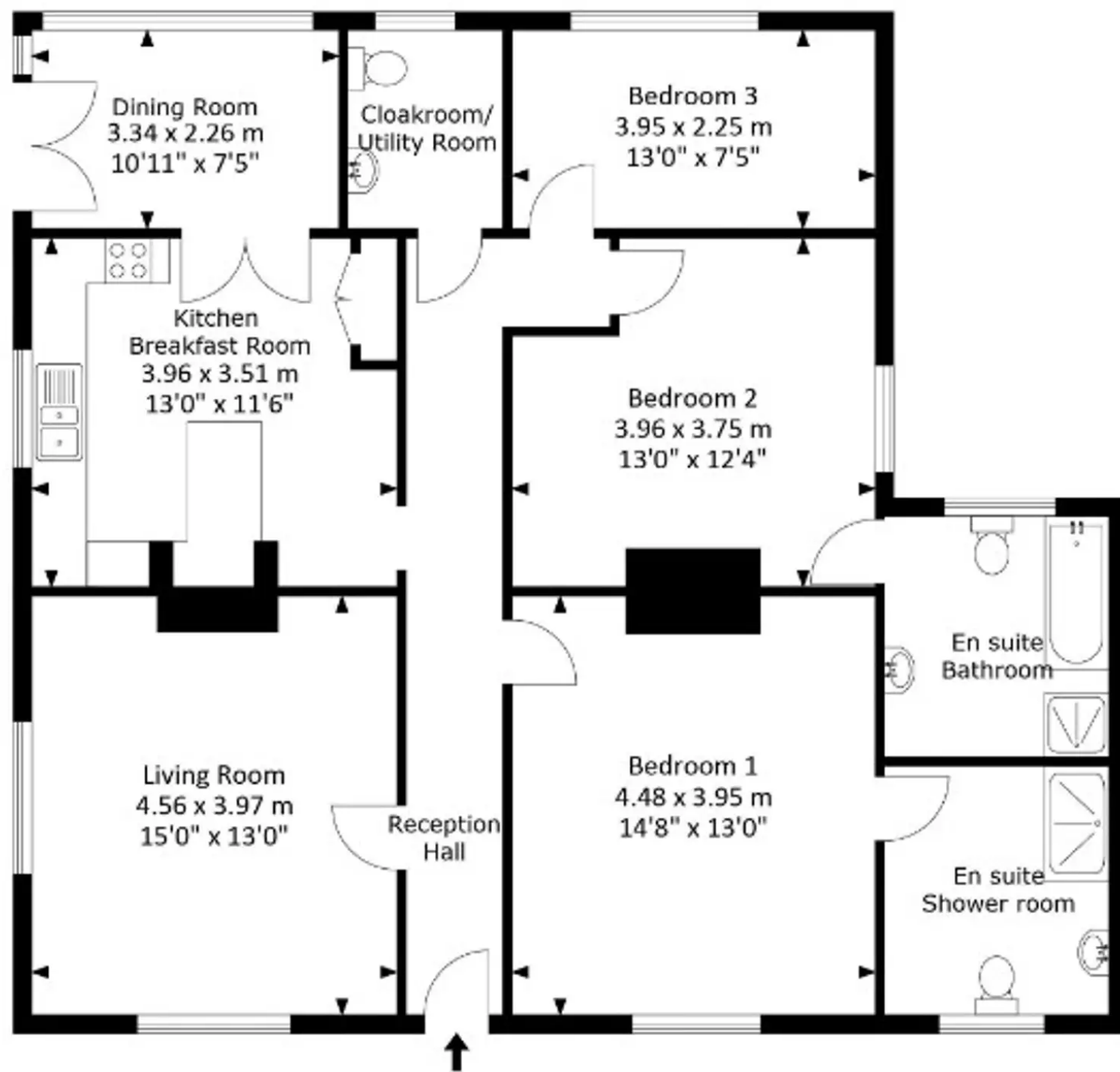
FRONT GARDEN

Enclosed by timber fencing and mainly laid to lawn. Timber gate from Station Road. Block paved pathways. Timber gate to driveway.

ON DRIVE

3 Parking Spaces

Tarmac driveway (accessed off Westfield Road) with parking for 3/4 cars.





Parker's Estate Agents

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