



21 Kingston Lane, Winford, Bristol, BS40 8DA

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- Detached Family Property
- In Need of Updating
- Kitchen Breakfast Room
- Sitting Room
- Study or Playroom
- Main Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- Double Garage and Parking
- NO FORWARD CHAIN



A great size property on the popular development at Winford Heights.

The reception hall leads to the good size sitting room with French Doors leading to a pretty garden.

The kitchen has space for eating together and plenty of storage, with a useful utility with door directly into the double garage.

The second reception space would make a good study or play room. The always important cloakroom and loo completes this level.

Upstairs are four bedrooms all with fitted wardrobes, one with an ensuite, two benefitting a 'Jack and Jill' shower room and a family bathroom.

Outside is an enclosed garden with mature shrubs.

The property benefits from a double garage and plenty of parking. **NO FORWARD CHAIN!**

Winford lies on the edge of the Chew Valley, south of the city of Bristol. The village has a strong community feel which centres around the excellent primary school and the excellent village pub, The Prince of Waterloo is a fantastic family pub serving excellent roast dinners.

The Chew Valley and Blagdon lakes provide a host of activities including great walking, sailing, fishing and great restaurants. So, we invite you to relax and enjoy this area of outstanding natural beauty.

The village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.



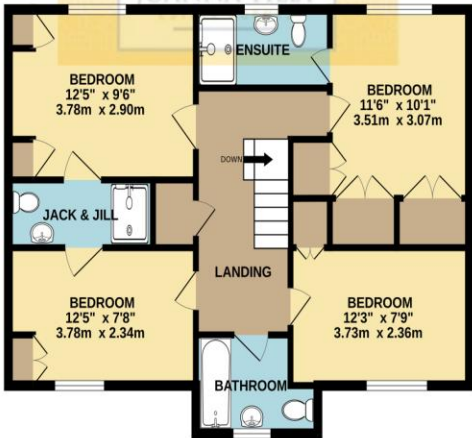
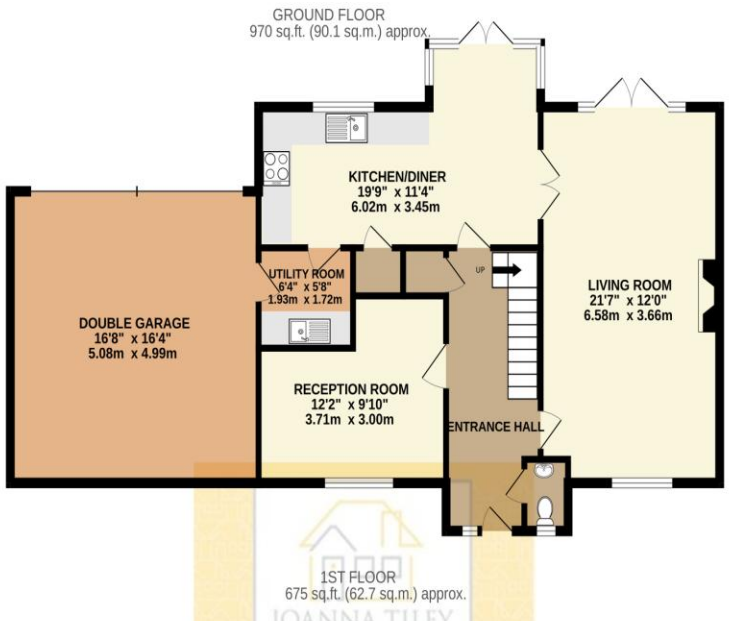


ROOM MEASUREMENTS

Ground Floor
 LOO 2'10" x 4'7"
 FAMILY ROOM 9'10" x 12'2"
 LIVING ROOM 12'0" x 21'7"
 KITCHEN/DINER 11'4" x 19'9"
 UTILITY ROOM 5'1" x 5'11"

First Floor
 BEDROOM 10'1" x 11'6"
 ENSUITE 4'9" x 9'3"
 BEDROOM 9'6" x 12'5"
 EN-SUITE 3'10" x 9'5"
 BEDROOM 7'8" x 12'5"
 BEDROOM 7'9" x 12'3"
 FAMILY BATHROOM 5'6" x 8'10"

Outside
 DOUBLE GARAGE 16'4 x 16'8"



TOTAL FLOOR AREA: 1645 sq.ft. (152.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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