



1 Walton Crescent, Winford, Bristol, BS40 8DD



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- Semi Detached Property c1650sq ft.
- Sitting Room with French Doors to Garden
- Kitchen Breakfast Room with Bi- Folding Doors
- Playroom /Study
- Main Bedroom with Ensuite
- Three Double Bedrooms
- Jack and Jill Ensuite plus Family Bathroom
- Good Sized Garden
- Lovely Walks on Your Doorstep
- Single Garage and Parking



Always a desirable choice, this four bedroom home sits within the sought-after Winford Heights Development on the fringes of the village of Winford. With plenty of assets to offer modern family living, this home impresses with a great design and good room proportions! The central hall offers the all-important downstairs loo, with access to the good-sized dual aspect lounge, a bright and modern kitchen/dining room, and a playroom/study. There is a utility room to complete this floor.

Upstairs, a galleried landing leads to four bedrooms all of which are sensibly sized double rooms. The principal bedroom boasts a modern en-suite shower room, with bedrooms two and three sharing a 'Jack and Jill' shower room too.

The outside space has been designed to offer low maintenance, level garden, ideal for relaxing and play!  
This superb home is a must see!

**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 (<https://www.winford.n-somerset.sch.uk/>) 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 DIMENSIONS**

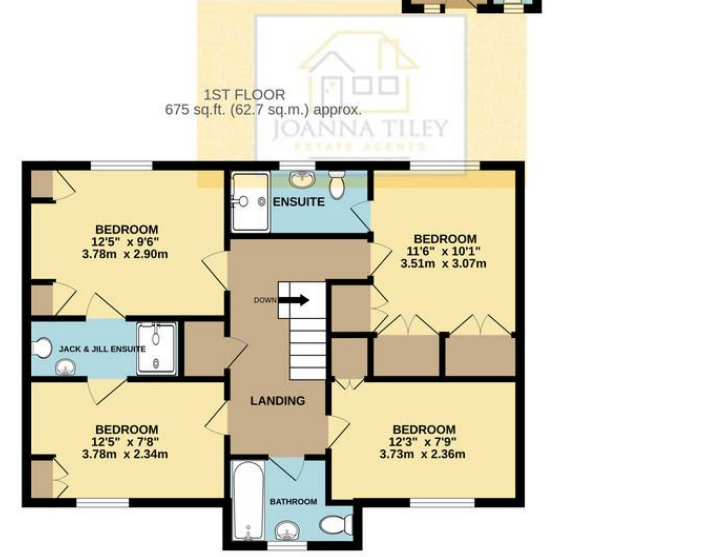
Ground Floor  
 LOO 2'10" X 4'7"  
 LIVING ROOM 21'7" X 12'0"  
 RECEPTION ROOM 12'2" X 9'10"  
 KITCHEN/DINER 19'9" X 11'4"  
 UTILITY ROOM 6'4" X 5'8"

First Floor  
 BEDROOM 11'6" X 10'1"  
 ENSUITE 4'9" X 9'3"  
 BEDROOM 12'5" X 9'6"  
 BEDROOM 12'5" X 7'8"  
 JACK & JILL ENSUITE 3'10" X 9'5"  
 FAMILY BATHROOM 5'6" X 8'10"  
 BEDROOM 12'3" X 7'9"

Outside  
 GARAGE TBC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1511 sq.ft. (140.4 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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