



cj HOLE
est. 1867

3 Glenavon Park, Bristol, BS9 1RS

Guide Price: £950,000

This substantial detached family home offers beautifully presented and versatile accommodation, mature landscaped gardens and a peaceful setting in highly sought-after Sneyd Park, just moments from the Nature Reserve and the open green spaces of Durdham Downs.

- Council Tax Band: G
- EPC: C
- Freehold
- Substantial detached family home
- Six well-proportioned bedrooms
- Three bath/shower rooms, including two en-suites
- Beautifully refurbished kitchen/breakfast room with underfloor heating
- Two spacious and versatile reception rooms
- Bright and beautifully presented accommodation throughout
- Mature and beautifully stocked front and rear gardens
- Broad patio terrace and charming summerhouse
- Integral double garage with electric up-and-over door
- Driveway parking for up to four vehicles







Approached via a brick-paved driveway providing off-street parking for up to four vehicles, the property immediately creates an excellent first impression. An open porch leads to a solid wood front door, opening into a spacious and welcoming reception hall with staircase rising to the first floor and useful understairs storage.

At the rear of the house, the impressive kitchen/breakfast room forms the heart of the home and enjoys an attractive outlook across the garden. Recently refurbished to a high standard, the kitchen is fitted with an extensive range of quality wall, base and drawer units, complemented by Corian work surfaces and a comprehensive selection of integrated appliances. Underfloor heating adds further comfort, while there is ample space for informal dining and family life. Double doors open directly onto the rear terrace, creating a seamless link between the house and garden.

Leading from the kitchen is a further versatile reception room, currently arranged as a snug, but equally well suited as a formal dining room, playroom or home office depending on requirements which has sliding patio doors opening onto the terrace.

To the front, the principal reception room is flooded with natural light and centred around an attractive period fireplace with wood-burning stove, creating a warm and elegant setting for both everyday living and entertaining.

The ground floor also benefits from a practical utility room with internal access to the integral double garage as well as external access through to the garden, together with a cloakroom/WC accessed from the reception hall.

To the first floor, the property offers exceptionally well-balanced family accommodation with six generously proportioned bedrooms. Three of the bedrooms benefit from en-suite bath or shower rooms, two of which have a central jack & jill shower room that could be combines as a master suite with dressing room, while a contemporary family bathroom serves the remaining bedrooms, making the layout ideal for growing families and visiting guests alike.

Outside, the gardens are a particular highlight. The front garden provides an attractive approach, while the beautifully established rear garden has been thoughtfully landscaped to create a private and colourful outdoor retreat. A broad patio terrace offers an ideal space for outdoor dining, entertaining and relaxing, with steps descending to a level lawn framed by deep, well-stocked borders. The patio can be partly covered by an electrically operated awning. A winding pathway leads towards a charming summerhouse, passing an abundance of mature planting including apple trees, rhubarb plants, gooseberry and blackcurrant bushes, magnolia, camellias, climbing roses and hydrangeas, providing year-round interest and colour.

Further benefits include an integral double garage with electrically operated up-and-over door, mains gas central heating, and mains water, electricity and drainage.

Situated on the discreet and highly regarded Glenavon Park, one of Sneyd Park's most desirable addresses, the property enjoys immediate access to woodland walks, excellent schooling, recreational facilities and convenient transport links, whilst remaining within easy reach of Clifton Village, Bristol city centre and the wider motorway network.





CJ Hole Henleaze
108 Henleaze Road, Henleaze,
Bristol, BS9 4JZ

Tel: 0117 9629221

E: henleaze@cjhole.co.uk

CJ Hole Westbury-on-Trym
25 Canford Lane, Westbury-on-Trym,
Bristol, BS9 3DQ

Tel: 0117 9500118

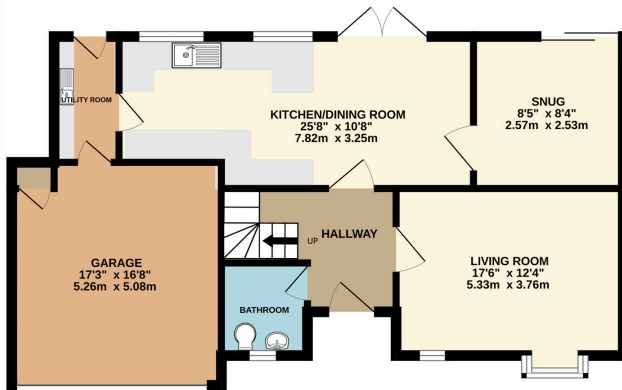
E: westbury@cjhole.co.uk

With 15 offices covering Gloucestershire, Bristol, Somerset,
Worcestershire & Gwent.

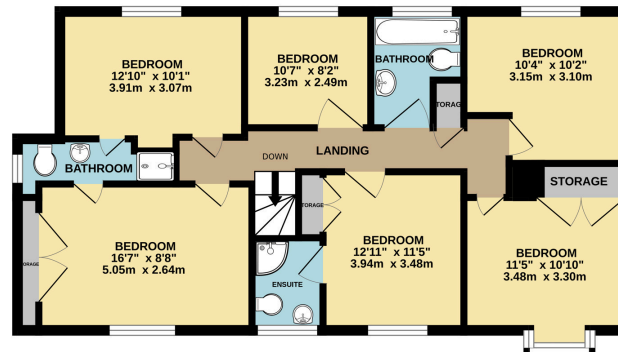
OVER **150** YEARS OF
EXCELLENCE



GROUND FLOOR
1073 sq.ft. (99.7 sq.m.) approx.



1ST FLOOR
1073 sq.ft. (99.7 sq.m.) approx.



TOTAL FLOOR AREA : 2147sq.ft. (199.5 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.
Made with Metropix ©2026

IMPORTANT NOTICE: CJ Hole, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and CJ Hole have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 1981 In accordance with the Estate Agents act 1979 it is declared that the owner of the property is a relative of a member of staff of CJ Hole.

People, Places & Property – Bristol Built

Follow us on Instagram for the latest properties, community news, and exciting competitions.

Follow us!

Stay in the know with @cjhole_bristol