



cj HOLE
est. 1867

23 OAKLEY ROAD, HORFIELD,
BRISTOL, BS7 0HR

Asking Price £500,000

A SUBSTANTIALLY EXTENDED FIVE-BEDROOM SEMI-DETACHED FAMILY HOME, OCCUPYING A GENEROUS CORNER PLOT. OFFERING TWO RECEPTION ROOMS, A SPACIOUS DINING ROOM AND FLEXIBLE ACCOMMODATION THROUGHOUT. THE PROPERTY ALSO BENEFITS FROM AMPLE OFF-STREET PARKING AND SIZEABLE FRONT AND REAR GARDENS. AN EXCELLENT OPPORTUNITY FOR FAMILIES SEEKING SPACE, VERSATILITY AND A WELL-CONNECTED HOME.

The location is perfectly placed to enjoy everything North Bristol has to offer. Bristol city centre is easily accessible via excellent road and public transport connections, while regular bus services and convenient access to the wider transport network make commuting simple. The vibrant Gloucester Road, famed for its outstanding selection of independent cafés, award-winning restaurants, artisan bakeries, bars and boutique retailers, is just a short distance away, providing an exceptional lifestyle on the doorstep. The expansive green spaces of Horfield Common offer wonderful opportunities

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	69	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Council Tax Band: C

for walking, recreation and family outings, while Horfield Leisure Centre provides excellent sporting and fitness facilities, making this an ideal setting for buyers seeking both convenience and an active lifestyle.

Occupying a generous corner plot, this substantially extended five-bedroom semi-detached home offers exceptional space for family living, together with ample off-street parking and a sizeable front garden.

The ground floor provides two spacious front-facing reception rooms, ideal for both entertaining and everyday family life. A well-appointed kitchen flows through to an impressive dining room, with direct access to the rear garden. A practical ground-floor shower room completes the accommodation on this level.

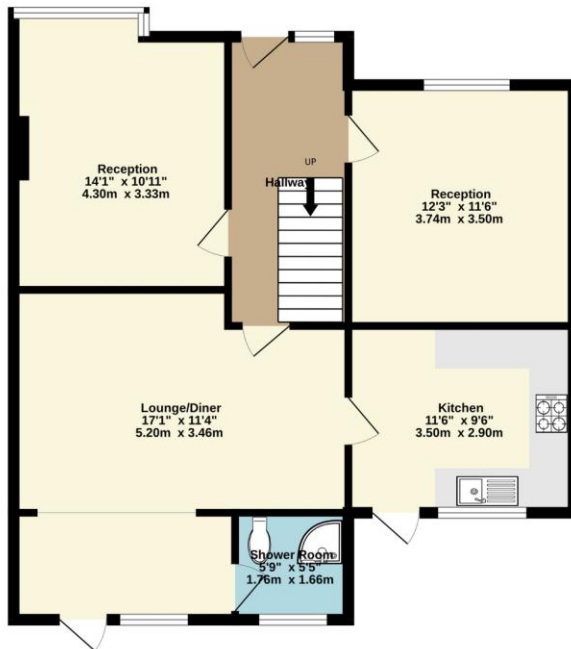
Upstairs, the property offers five well-proportioned bedrooms, providing flexible space for a growing family, home working or guest accommodation. The family bathroom is fitted with a shower over the bath.

Outside, the landscaped rear garden has been thoughtfully paved for low-maintenance enjoyment and includes a useful storage shed. The substantial frontage provides further garden space and ample off-street parking.

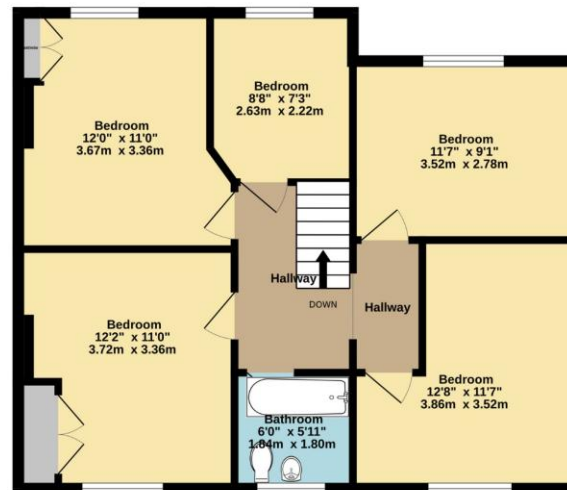




Ground Floor
763 sq.ft. (70.9 sq.m.) approx.



First Floor
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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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