



cj HOLE
est. 1867

29 Brean Down Avenue, Bristol,
BS9 4JE

£490,000

Well-presented and thoughtfully extended, this attractive two-bedroom home offers a practical layout, private south-facing garden, driveway parking with EV charging point and a single garage, all conveniently positioned for level access to local amenities, Henleaze High Street and public transport, and offered to the market with a complete chain.

- Council Tax Band: D
- Freehold
- EPC: C
- Complete onward chain (vendors are purchasing a new build)
- Beautifully presented and extended two-bedroom home
- Two well-proportioned double bedrooms
- Bright living room with oriel-style bay window
- Traditional shaker-style kitchen/breakfast room
- Rear extension providing additional living space and featuring a solid roof with skylights/Velux windows
- Modern family bathroom
- Private south-facing rear garden
- Driveway parking with EV charging point
- Single garage with rear vehicle access
- Private front and rear gardens
- Level access to local shops, doctors, Henleaze High Street and public transport



The property is entered via a welcoming entrance hall with attractive flooring, useful understairs storage and doors leading to the principal ground floor accommodation.

To the front, the living room is a bright and comfortable reception space, featuring an oriel-style bay window, recessed areas and attractive flooring.

To the rear, the kitchen/breakfast room enjoys a pleasant outlook and leads through to the extension. Fitted in a traditional shaker style with tongue-and-groove detailing, solid work surfaces and a Belfast-style double sink, the kitchen also provides space for appliances and a breakfast table.

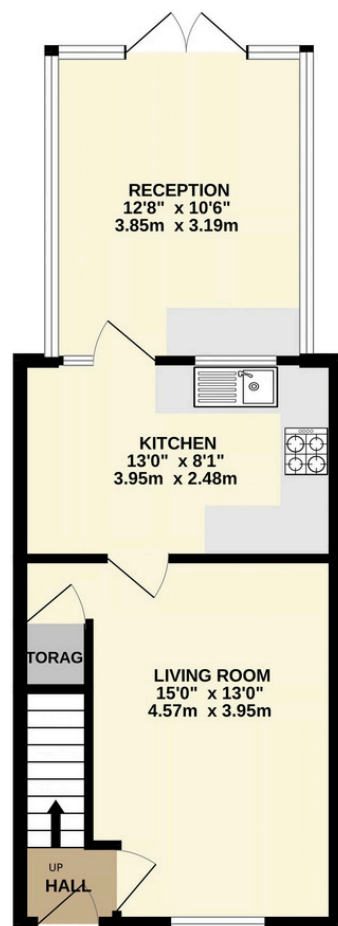
The rear extension creates valuable additional living space and benefits from windows to two aspects, a solid roof with Velux windows and attractive flooring. A cupboard provides plumbing for a washing machine, while double doors and further windows overlook and open directly onto the south-facing rear garden, creating an excellent connection between inside and out.

To the first floor, a central landing gives access to two well-proportioned double bedrooms and the modern family bathroom. The principal bedroom also benefits from built-in storage.

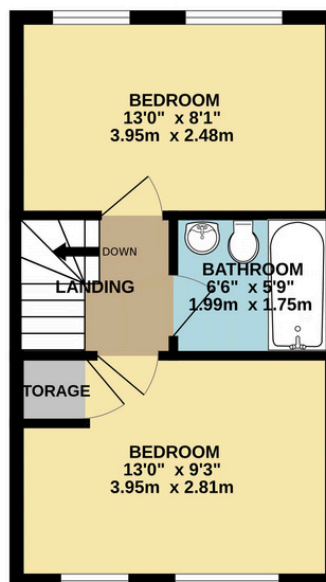
Outside, the property enjoys private gardens to the front and rear. The rear garden benefits from a sunny southerly aspect and is enclosed by fencing, with a lawn, garden path and established planting. A secure gate provides access to the private driveway, which benefits from an EV charging point and leads to the single garage with rear vehicle access.



GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.

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