



cj HOLE
est. 1867

19 West Broadway, Bristol,
BS9 4TD

Situated on the ever-popular West Broadway, this beautifully presented four-bedroom semi-detached family home offers spacious and versatile accommodation arranged over three floors, seamlessly combining character features with contemporary open-plan living.

- Council Tax Band: D
- EPC: D
- Freehold
- Extended four-bedroom semi-detached home
- Spacious open-plan kitchen/diner
- South-facing rear garden
- Bifold doors and Velux windows
- Bay-fronted living room
- Converted loft principal bedroom
- Ground floor rear extension
- Integrated NEFF appliances and AEG hob
- Work-from-home garden space/shed
- Potential for off-road parking subject to permissions
- Well-presented throughout







The property is entered via a front door opening into a practical entrance porch, providing useful space for coats and shoes, before continuing through into the welcoming central hallway. From here, stairs rise to the first floor, while doors lead to the principal ground floor accommodation.

Positioned to the front of the property is a bright and spacious bay-fronted living room, enjoying pleasant views over West Broadway through double glazed windows which flood the room with natural light throughout the day. To the front, the property further benefits from a gravelled garden enclosed by wall boundaries, with neighbouring properties demonstrating clear potential for the creation of off-street parking, subject to the necessary consents.

To the rear of the property is the impressive open-plan kitchen/dining room, forming the true heart of the home. This extended living space is flooded with natural light via Velux roof windows and bifold doors opening directly onto the south-facing rear garden, creating an excellent environment for both entertaining and everyday family living. The kitchen itself is fitted with an extensive range of storage units complemented by integrated NEFF appliances and an AEG hob, while the dining area provides generous space for a family dining table and seating area. A side access door further enhances the practicality of the space.

Externally, the rear garden has been thoughtfully landscaped and enjoys a highly desirable south-facing aspect. Immediately adjoining the property is a patio seating terrace, leading onto a predominantly lawned garden with mature planted borders. To the far end of the garden is an additional decked seating area together with a versatile garden shed/home office space, benefitting from excellent natural light and offering ideal flexibility for remote working or hobbies.

To the first floor, the landing is enhanced by a side-facing window allowing further natural light into the space. There are three well-proportioned bedrooms and a family bathroom on this level. The bathroom comprises a bath with overhead shower, wash hand basin and WC, together with a frosted rear-facing window overlooking the garden.

The second bedroom is positioned to the rear of the property and benefits from a large south-facing window overlooking the garden, creating a particularly bright and spacious double room. To the front is another generous double bedroom featuring a bay window and extensive built-in storage cupboards, enjoying pleasant views over West Broadway. The third bedroom remains a comfortable single room and also benefits from built-in storage housing the boiler.

Stairs continue to the second floor where the impressive principal bedroom occupies the entirety of the loft conversion, creating a superb main suite feel. A small landing area provides access to a WC and wash hand basin, while the bedroom itself benefits from two substantial eaves storage cupboards. Dual aspects from a rear-facing window overlooking the garden and a Velux window to the front ensure the room feels exceptionally bright and airy throughout.

Overall, this is a substantial and immaculately presented family home offering flexible accommodation, a stunning open-plan kitchen/dining extension, converted loft bedroom and a beautifully landscaped south-facing garden, all situated within a highly sought-after residential location.



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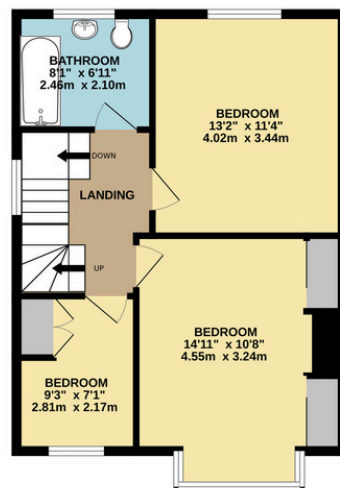
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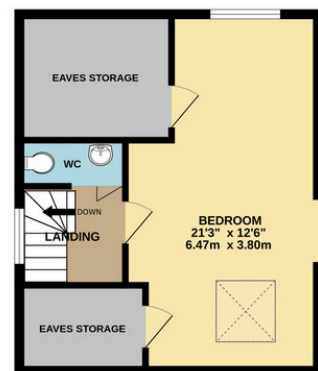
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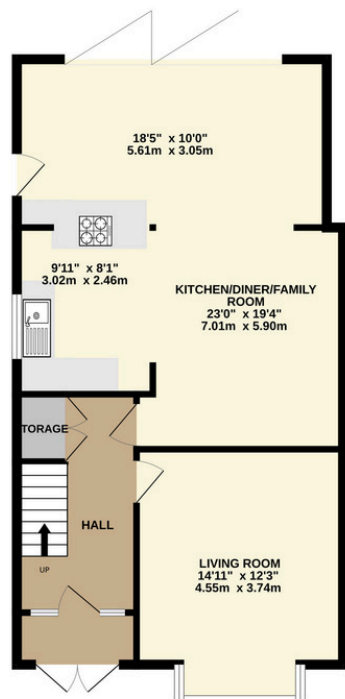
1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



2ND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 1599 sq.ft. (148.5 sq.m.) approx.

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