

107 KEYS AVENUE, HORFIELD,
BRISTOL, BS7 0HG

Asking Price £450,000

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, THIS EXTENDED TERRACED HOME PROVIDES GENEROUS AND VERSATILE ACCOMMODATION ARRANGED OVER THREE LEVELS, MAKING IT AN EXCELLENT PROSPECT FOR GROWING FAMILIES OR BUYERS SEEKING A PROPERTY WITH PLENTY OF ROOM TO ADAPT TO THEIR NEEDS. RETAINING ATTRACTIVE PERIOD TOUCHES, INCLUDING AN ENTRANCE DOOR WITH STAINED-GLASS INSERTS, THE PROPERTY COMBINES CHARACTER WITH PRACTICAL LIVING SPACE, OFFERING FIVE BEDROOMS, TWO RECEPTION ROOMS, A WELL-APPOINTED KITCHEN AND BOTH A FAMILY BATHROOM AND A SEPARATE SHOWER ROOM.

Upon entering, the hallway sets the tone for the accommodation, with an attractive entrance door featuring stained-glass inserts providing a welcome period detail. From here, access is provided to the ground-floor reception rooms and kitchen, with the layout offering a good degree of flexibility for both everyday living and entertaining.

Positioned to the front of the property, the lounge is a welcoming reception room, with a bay window allowing natural light to filter in and enhancing the sense of space. A second reception room sits to the rear, enjoying views over the garden and offering an excellent alternative space for dining. Its position makes it particularly well suited to family meals and entertaining, with the outlook providing a pleasant connection to the outside.

The kitchen is fitted with contemporary white high-gloss units, complemented by white metro-style wall tiles for a clean, modern finish. There is ample storage and worktop space, providing a practical environment for preparing meals, while windows to the rear and side allow natural light to brighten the room. A door provides direct access to the garden, adding to the practicality of the layout.

The rear garden offers an appealing combination of areas for relaxing and enjoying the outdoors. A chipped section provides a practical space for garden furniture or outdoor seating, with steps leading up to a lawned area beyond.

The first floor offers three bedrooms, providing flexibility for family accommodation, guest rooms or perhaps a dedicated home office. These are served by a family bathroom, conveniently positioned on the same level.

Stairs continue to the second floor, where the accommodation expands further to reveal two additional double bedrooms. These rooms offer valuable extra space and could suit older children, visiting family members or buyers requiring additional room to work from home.

With accommodation arranged over three floors, the property offers an adaptable layout that can evolve alongside its owners, whether the priority is family living, working from home or having additional space for guests. The combination of two reception rooms and five bedrooms provides a particularly useful balance between shared living areas and private spaces.







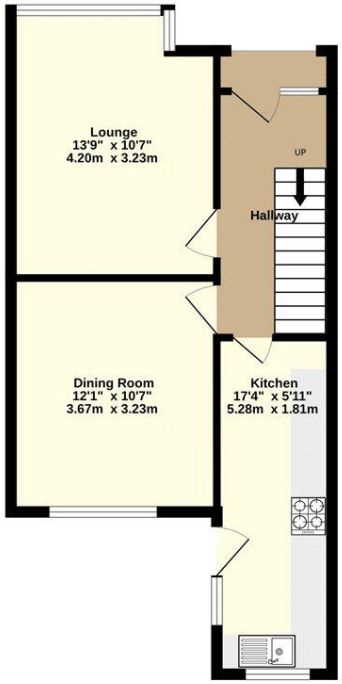




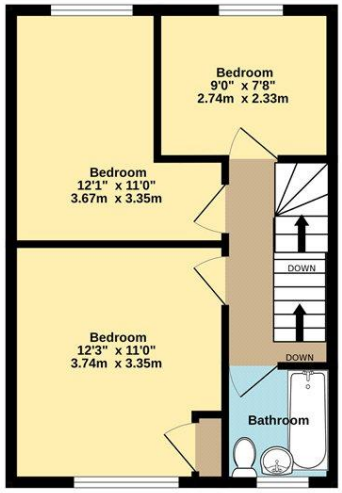


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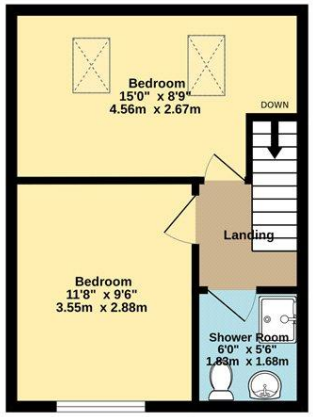
Ground Floor
458 sq.ft. (42.6 sq.m.) approx.



1st Floor
401 sq.ft. (37.3 sq.m.) approx.



2nd Floor
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 1216sq.ft. (113.0 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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