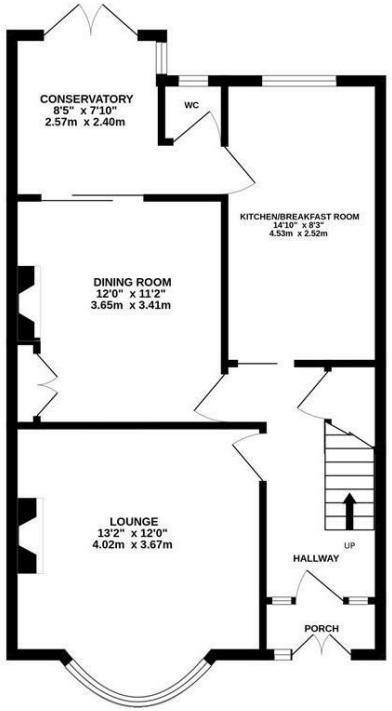
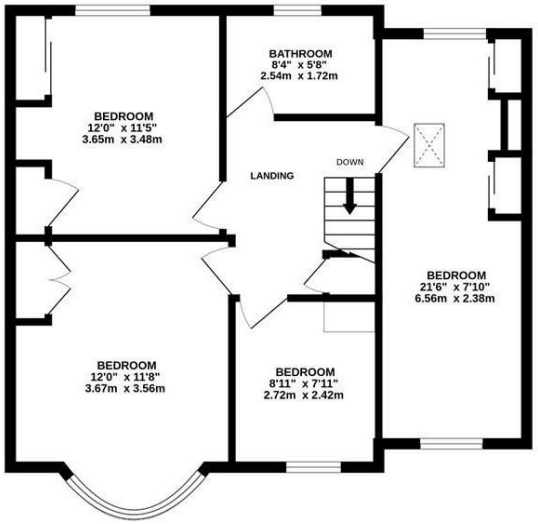
FLOOR PLAN

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



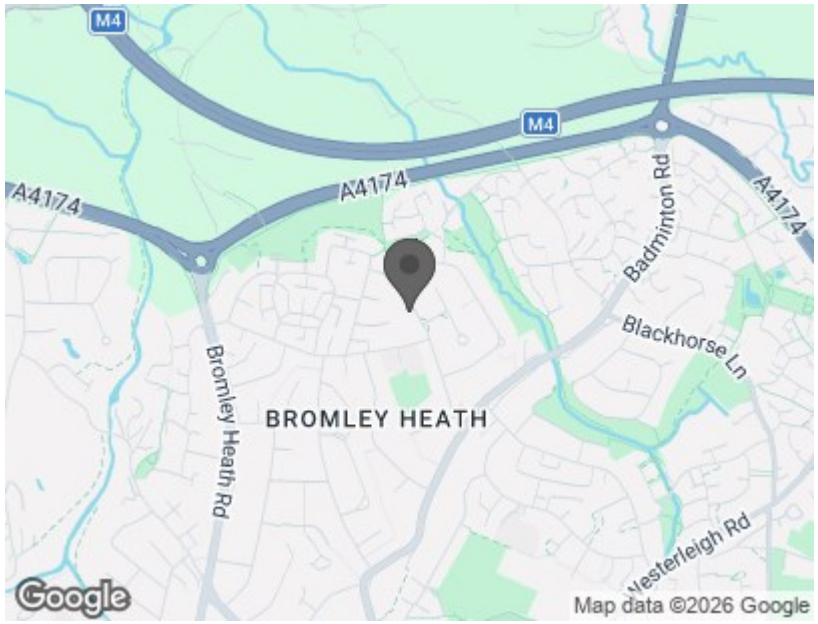
1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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.
Made with Metropix ©2026

AREA MAP



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



FOURACRE ROAD

DOWNEND, BRISTOL, BS16 6PH

£475,000

4 1 2 E













Ground Floor

Porch

Hall

Lounge
13'2 x 12'0

Dining Room
12'0 x 11'2

Kitchen/Breakfast Room
14'10 x 8'3

WC

Conservatory
8'5 x 7'10

First Floor

Landing

Bedroom
12'0 x 11'8

Bedroom
12'0 x 11'5

Bedroom
21'6 x 7'10

Bedroom
8'11 x 7'11

Family Bathroom
8'4 x 5'8

External

Front Garden

Car Port

Garden

Garage

Occupying a desirable position in the heart of Bromley Heath and offered with NO ONWARD CHAIN, M Coleman are delighted to present this cherished four bedroom semi-detached home; a property brimming with exciting potential.

Stepping through entrance door, you are welcomed into a hallway with the lounge positioned to the front enjoying a beautifully proportioned bay window that floods the room with natural light.

To the rear, the dining room provides the perfect setting for entertaining, enhanced by doors opening onto the bright conservatory with French doors opening onto the garden. There are further doors to the kitchen and a WC.

The kitchen breakfast room is fitted with a range of wall and base units complemented by generous work surface space and a large window overlooking the rear garden. There is space for a cooker, washing machine along with an under counter fridge and freezer.

To the first floor, the landing provides access to four bedrooms comprising three comfortable doubles and a well-proportioned single room. The bathroom is partially tiled and appointed with a white suite incorporating a low level WC, wash hand basin and bath with shower attachment over.

Externally, the property continues to impress with an enclosed mature garden to the rear, thoughtfully planted with a variety of shrubs, plants and trees. There is a paved patio, shaped lawn, two sheds and personal access to the rear of the car port.

Bounded by a low-level wall, the front has a drive offering off road parking for several vehicles and leading, through a car port with a higher than average opening to a garage with power and lighting.











