

**STUART  
OLIVER**  
RESIDENTIAL



39 Park Road, Congresbury, Bristol, BS49 5HJ  
**£375,000 Freehold**



## 39 Park Road, Congresbury, Bristol, BS49 5HJ



- Linked detached home
- Lovely front and rear gardens
- Three bedrooms
- Family bathroom
- Large reception room
- Spacious kitchen/diner
- Conservatory
- Stunning views to rear
- Garage
- Parking for several cars

A lovely three bedroom linked detached property located in a popular road in Congresbury. The property enjoys open views to the rear over neighbouring farmland. The property has generous gardens to the front and rear and has a single garage. This home is presented in good condition throughout. The Village of Congresbury is surrounded by beautiful countryside and is within commuting distance of the City of Bristol and offers access to the M5 from Clevedon (junction 20) or St George (junction 21). Bristol International Airport is within a short drive as is the mainline station in Yatton giving direct travel to London Paddington.



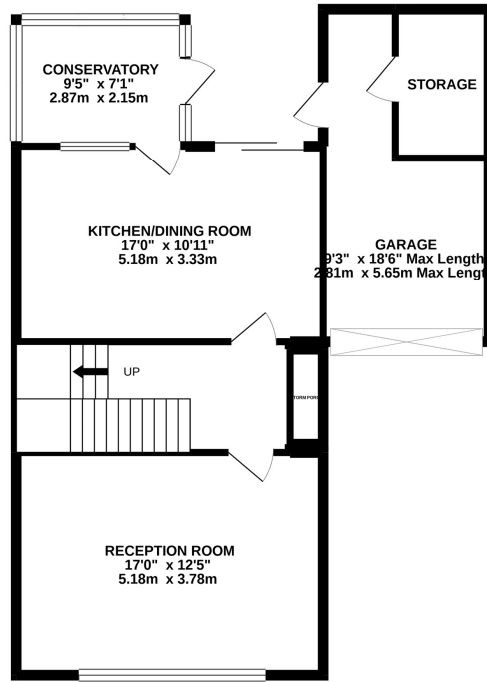




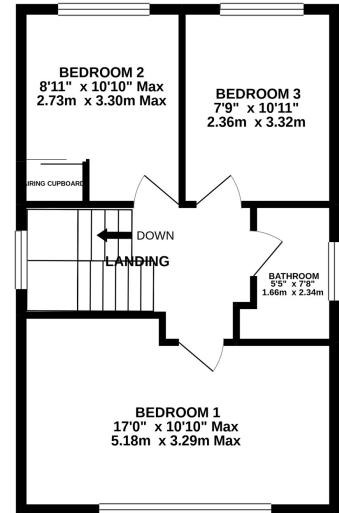
Upon entering the property, you are greeted by an enclosed porch which has a further door opening into a spacious entrance hall. The entrance hall has under stairs recessed storage area and doors to the reception room and the kitchen/diner. The reception room is the full width of the house and is situated to the front with lovely views over the front garden through a large picture window which fills the room with natural light. To the rear there is a large kitchen/diner which again is the full width of the property and enjoys direct access to the rear patio area and to the conservatory. The kitchen area has ample base and eye level units and plenty of work surfaces. The kitchen has the gas boiler, space and plumbing for a washing machine and space for a fridge/freezer. There is a built-in double oven and a five-ring gas hob with extractor hood over. There is a double sink unit with a window above overlooking the conservatory and the garden beyond. The conservatory is a lovely seating area to enjoy the garden all year round and has a door to the garden. From the entrance hall stairs rise to the first floor passing a large window allowing plenty of natural light to the staircase, landing, and entrance hall. The first-floor landing has doors to all first floor rooms. The master bedroom is situated to the front and enjoys pleasant views through a large picture window. This main bedroom is the full width of the house and has plenty of space to add an en suite if desired (subject to your own investigations and professional advice) The two further bedrooms are to the rear with stunning far reaching views over open countryside. The family bathroom is also on the first floor and consists of a matching white three piece suite. The rear garden is a good size and is mainly lawned with a central path to the rear. There are lovely well stocked mature flower beds. The garage is situated to the side of the property and has access from the garden through a rear door. The garage has power and light and a tap, currently there is a large storage room which would need to be removed if you wished to house a car it. To the front there is a large lawned garden and parking for three cars.



GROUND FLOOR  
739 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1224 sq.ft. (113.7 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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