



GARDEN FLAT

12 Chertsey Road, Redland, Bristol, BS6 6NB

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A beautiful two-bedroom lateral garden flat situated in the heart of Redland, with access to an array of superb local amenities and complete with a garden studio/home office.

* TWO DOUBLE BEDROOMS * PRIVATE REAR GARDEN WITH STUDIO * TRIPLE GLAZED * OFFERED CHAIN FREE * MECHANICAL VENTILATION WITH A HEAT RECOVERY SYSTEM * MODERN KITCHEN * SEPARATE UTILITY ROOM * OAK FLOORING * PERIOD DETAILING * EPC: D

Situation

Chertsey Road is a sought-after quiet residential road in the heart of Redland; with access to superb local amenities. To the south is the much-loved Cotham Hill, now mostly pedestrianised, with its range of independent shops, grocers, wine merchants, bars, and restaurants including Bravos and Pasta Loco.

Nearby on Whiteladies Road is a large Sainsbury supermarket, the popular Everyman Cinema and Bosco Pizzeria whilst Chandos Road provides further fine dining with Snobbys wine bar and Wilsons restaurant.

Share of Freehold

This lovely garden flat enjoys its own independent access via a communal footpath and through a side gate.

The property has been much improved and renovated within recent years to include the installation of triple-glazing throughout, oak flooring, wood burning stove, mechanical ventilation with a heat recovery system, and notably a studio/home office at the rear of a landscaped private garden to the rear.

Upon entering the flat, a generous hallway with solid oak flooring (a feature throughout most of the living space) provides access to each of the various rooms.





Immediately to the left is a very useful separate utility room with very useful bespoke plywood cabinetry while across the hallway is a sizeable shower room that features a fully tiled walk-in shower cubical with floor-to-ceiling glass screen, more bespoke cabinetry and storage, a sink, W.C., and a window.

The living/dining room is of generous proportions and features a pair of floor-to-ceiling French doors which overlook the landscaped garden beyond and allow for light to pour into the room. This space has been much improved by the current owners which include the installation of oak flooring, a woodburning stove (with an external outdoor air source), and beautifully crafted bespoke storage cupboards and shelves on either side of the chimney stack.

The kitchen itself is semi-open plan to the living/dining room and is well-appointed, offering a variety of wall-mounted cupboards and drawer storage options, as well as 'Iroko' wood worktops, a 'Bosch' dishwasher, dual sink, and an impressive Smeg cooker with overhead extraction, boasting two ovens and six gas hobs.

The master bedroom is of very generous proportions and situated at the front of the property, this room features more oak flooring, a large triple bay window (with double-glazed secondary glazing), and an original feature fireplace with cast iron surround and a black mantelpiece.

The second double bedroom is dual aspect, with two large triple-glazed windows and fitted shelving.

Outside

The garden can be accessed directly from the living room, or from the side gate which provides access from the communal footpath via a gate. The landscaped garden has been thoughtfully designed to include a mixture of patio space, lawn, and raised decking, enjoying much of the day's sun. The perimeter is bordered by raised flower beds with reclaimed railway sleepers. The garden is the perfect place to relax and enjoy al-fresco dining or entertaining.

For those who work from home or require additional storage options, of further benefit and notability is the versatile detached studio in the garden. This purpose-built cedar-clad studio has triple-glazed windows, high specification insulation, as well as an electrical power supply and heating. Whilst currently used for storage/home office, it offers exciting conversion potential (subject to required consent) into ancillary accommodation.

Permit on-street parking is available for multiple vehicles, subject to arrangement via the local Bristol City Council.



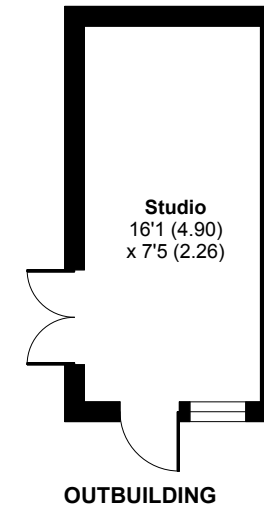
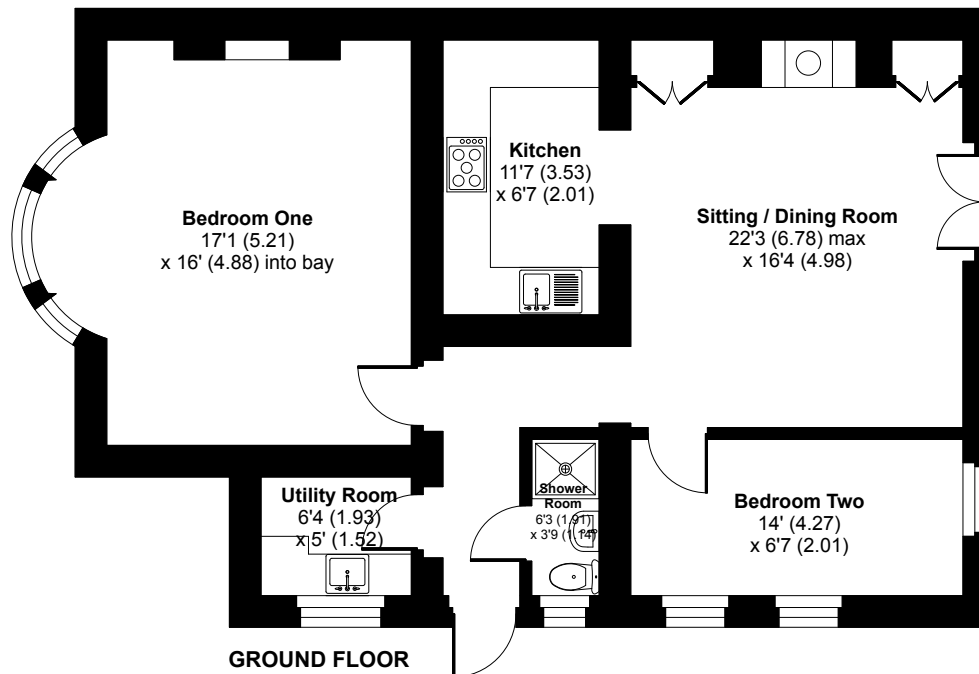
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Approximate Area = 824 sq ft / 76.5 sq m

Outbuilding = 121 sq ft / 11.2 sq m

Total = 945 sq ft / 87.7 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Rupert Oliver Property Agents. REF: 1003170