



- Unusual split level detached family home
- Split level living/dining room
- Sun room and kitchen
- Utility
- Three bedrooms
- Spectacular southerly facing mature garden
- Gas central heating
- Large garage

55 Dundridge Lane, St George, BRISTOL, BS5 8SL  
£440,000 Freehold

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- Hallway 11'1" x 8'0" (3.39m x 2.45m)  
Kitchen 11'1" x 8'5" (3.39m x 2.57m)  
Dining Room 17'1" x 10'4" (5.22m x 3.17m)  
Living Room 8'3" x 8'3" (2.54m x 2.51m)  
Sun Room 5'9" x 2'5" (1.76m x 0.75m)  
WC 6'3" x 4'9" (1.92m x 1.46m)  
Utility Room 14'2" x 9'2" (4.32m x 2.80m)  
Bedroom 12'4" x 8'4" (3.78m x 2.55m)  
Bedroom 8'6" x 8'6" (2.61m x 2.61m)  
Bathroom 9'10" x 7'8" (3.00m x 2.35m)

PROPERTY TYPE House - Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING B

COUNCIL TAX BAND D



Interesting and unusual split level detached family home.

Entrance porch with access to large garage, utility and hallway. Split level living/dining room with sun room and kitchen.

At the first floor are three, well proportioned bedrooms and a family bathroom.

With off street parking to the front, there are spectacular, southerly facing, mature and tended gardens with various lawns, patios and pond areas, extensively stocked with a range of mature trees and shrubs.

Solar panels - The Vendors have confirmed there are solar panels at this property. The property owner benefits from the use of energy generated by the solar panels they have also purchased the battery.

## the location

Set on the ever popular Dundridge Lane a short distance from Dundridge playing field, Conham river park, Crews Hole and Troopers Hill nature reserve. There are local shops are nearby Naggs Head Hill and the more comprehensive facilities of Hanham high street are within easy striking distance. Bristol 2.9 miles Bath 9.4 miles

*Unusual split level detached family home*

## just a thought...

If you hadn't considered a house of this era this one must be viewed! A bright home with lovely flow, offering spacious adaptable accommodation, with off street parking, garage with electric door, and courtesy door to the house, plus an amazing loved and maintained rear garden with green southerly aspect.