



G R E G O R Y S
— E S T A T E A G E N T S —

26 Oak Tree Walk
Bristol, BS31 2SA

£295,000



Positioned in an enviable cul-de-sac position, this extended two bedroom Neo Georgian home is a welcome addition to the market. Situated in a popular residential area, this fine home sits near excellent transport links to Keynsham High St, whilst being on the doorstep to the scenic walks of Abbots Wood. Well presented throughout, the property welcomes with entrance hall leading through to the bay fronted lounge, benefitting from attractive outlook to the front aspect. French doors lead through to the sizeable kitchen/diner, extended in nature, acting as a perfect family or entertaining space. Downstairs, a practical utility room/WC can be found, a rare addition for this style of home. Upstairs, this excellent home offers two generous sized double bedrooms both benefitting from fitted storage, and modern family three piece bathroom. Externally, this home offers a low maintenance rear garden & a single garage situated in a nearby block. Sure to attract high levels of interest, an early viewing comes highly recommended.

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ACCOMMODATION

ENTRANCE HALL

Upvc door to front aspect, radiator, stairs leading to first floor landing, alarm panel, door to lounge.

LOUNGE 13' 8" x 12' 8" (4.17m x 3.86m)

Upvc double glazed bay fronted windows, radiator, gas fireplace with surround, under stairs storage cupboard housing meters & consumer unit, double doors to Kitchen/diner, LVT wood effect flooring.

KITCHEN/DINER 16' 5" x 13' 5" (5.00m x 4.08m)

A generous selection of matching wall & base units with work surface over & matching upstands, integrated electric oven with four ring gas hob & extractor hood over, splashback behind hob, integrated dishwasher, one & half sink basin with mixer tap & drainer, Upvc double glazed window to rear aspect, Upvc French Doors leading to rear garden, radiator, alarm panel, LVT wood effect flooring, door to Utility Room.

UTILITY ROOM 7' 0" x 5' 5" (2.14m x 1.65m)

Close cistern WC, wash hand basin with mixer tap set in vanity unit, extractor fan, plumbing and space for washing machine, space for tumble dryer, splashback wet areas, tile effect vinyl flooring.

LANDING

Stairs leading to ground floor, loft hatch, doors to rooms.

BEDROOM ONE 8' 11" x 15' 11" (2.71m x 4.84m)

Double glazed window to front aspect, radiator, over stairs storage unit.

BEDROOM TWO 12' 0" x 9' 2" (3.66m x 2.80m)

Upvc double glazed window to rear aspect, radiator, storage cupboard.

BATHROOM 6' 10" x 6' 6" (2.08m x 1.97m)

A contemporary three piece suite comprising P shaped bath with mixer tap, mains shower over with glass folding shower screen, close cistern WC, wash hand basin with mixer tap set in vanity unit, heated towel radiator, Upvc double glazed window to rear aspect with privacy glass, tiled splashbacks, vinyl tile effect flooring, extractor fan.

REAR ASPECT

Courtyard garden with paved patio & flower border, enclosed with boundary fencing & gated rear access.

FRONT ASPECT

Lawned front garden with path to pedestrian access.

GARAGE

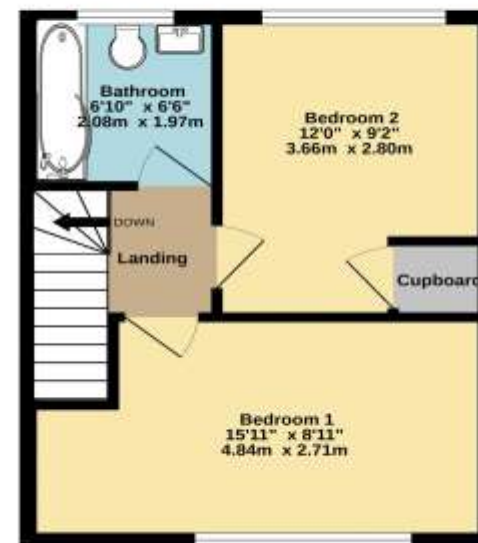
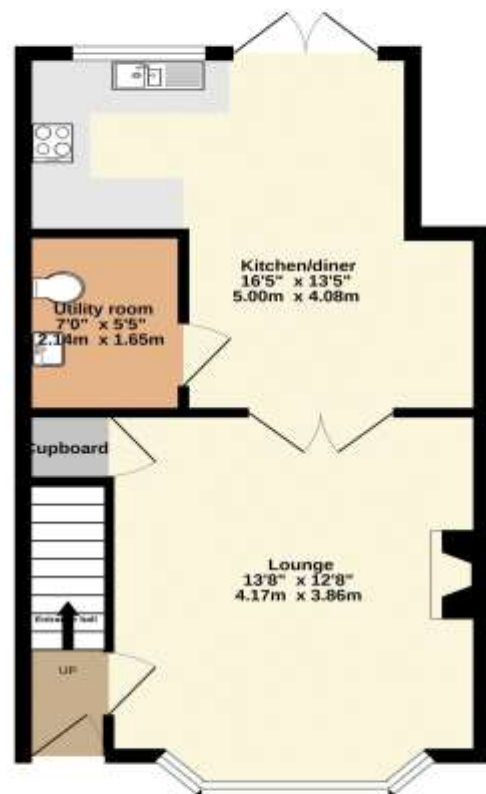
Single garage with up & over door in nearby block.





Ground Floor
429 sq. ft. (39.8 sq. m.) approx.

1st Floor
328 sq. ft. (30.5 sq. m.) approx.



TOTAL FLOOR AREA: 757 sq. ft. (70.3 sq. m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.