



107 Sandy Park Road, Bristol, BS4 3PG

£280,000

Beautifully Presented Garden Flat with South-West Facing Garden in a Prime Brislington Location!

Positioned at the residential end of the ever-popular Sandy Park Road, this exceptional garden flat combines period charm with contemporary living in one of Brislington's most sought-after locations. Ideally situated within walking distance of an excellent selection of independent cafés, shops and restaurants, residents can enjoy local favourites including Kin and Deli at Sandy Park. Perfectly suited to young professionals and families alike, the area offers the ideal balance between city living and access to green spaces. Nightingale Valley Nature Reserve, St Anne's Wood and the scenic riverside paths along the River Avon are all within easy reach. The property also benefits from excellent transport links into Bristol city centre, including regular bus services, the Park & Ride and convenient cycling and walking routes. Internally, the flat is presented to an exceptional standard, blending original character features with a stylish modern finish. The impressive front reception room boasts ornate corning, a feature fireplace and a large four-panel bay window overlooking the green space opposite, creating a bright and inviting living space. The contemporary kitchen and bathroom have both been finished to a high specification, allowing the next owner to move straight in. The kitchen is well equipped with integrated appliances, including a fridge/freezer, oven/hob and dishwasher.

Outside, the beautifully landscaped south-west-facing garden is a real highlight, enjoying plenty of sunshine and attractive views towards Bristol city centre. The garden also benefits from a useful storage shed and rear access, making it ideal for cyclists.

Communal Entrance Hallway

Sitting Room

12'4 x 13'11 (3.76m x 4.24m)



Kitchen

10'4 x 11' (3.15m x 3.35m)



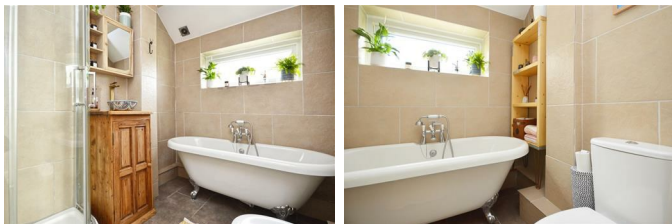
Bedroom

10'4 x 13'2 (3.15m x 4.01m)

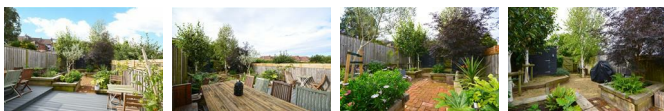


Bathroom

6'6 x 8'8 (1.98m x 2.64m)



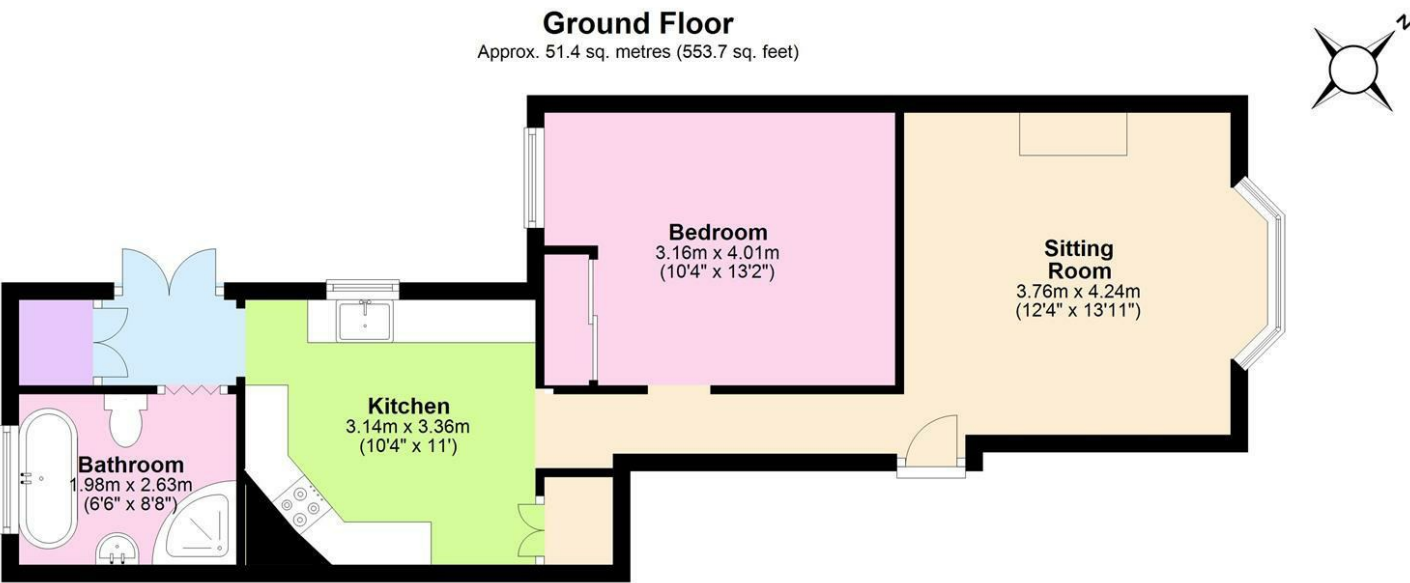
Rear Garden



Rear Elevation

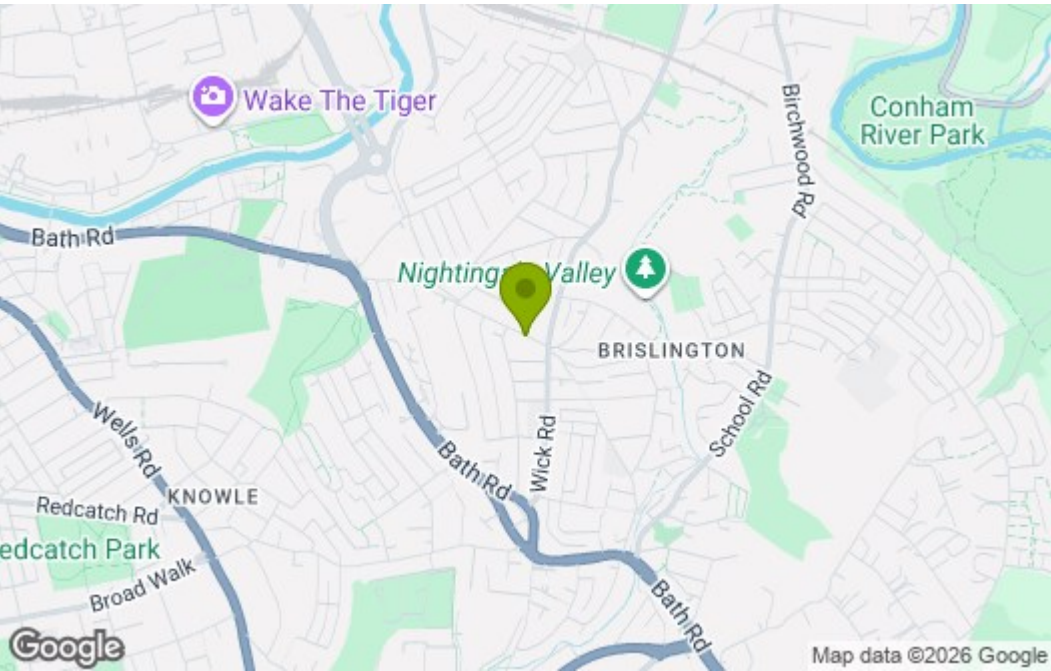


Floor Plan

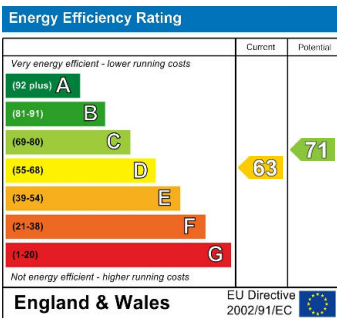


Total area: approx. 51.4 sq. metres (553.7 sq. feet)
107 Sandy Park Rd, Bristol

Area Map



Energy Efficiency Graph



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