

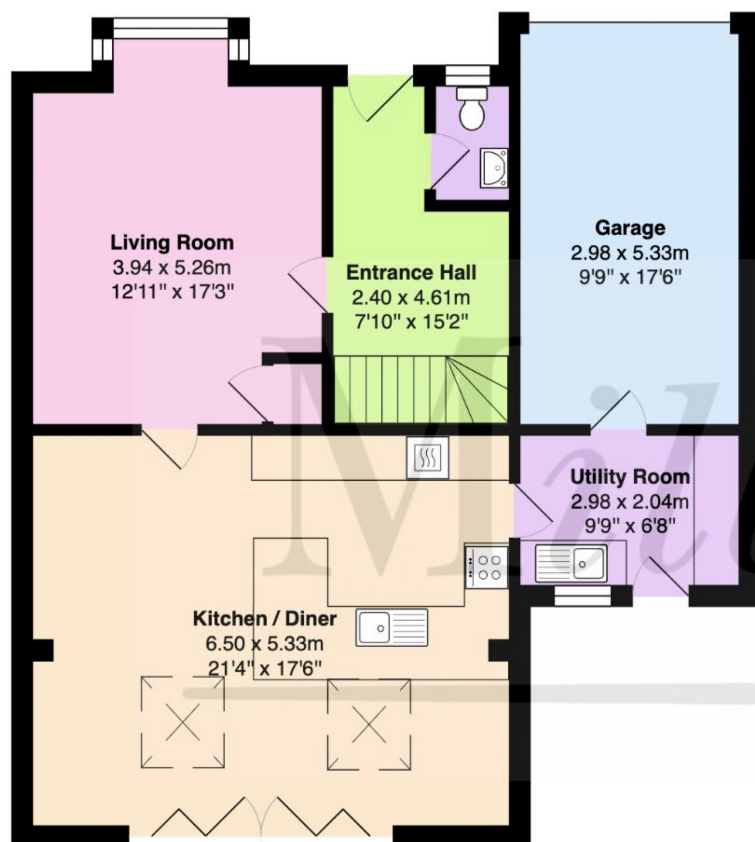
Milburys  
SALES LETTING MANAGEMENT



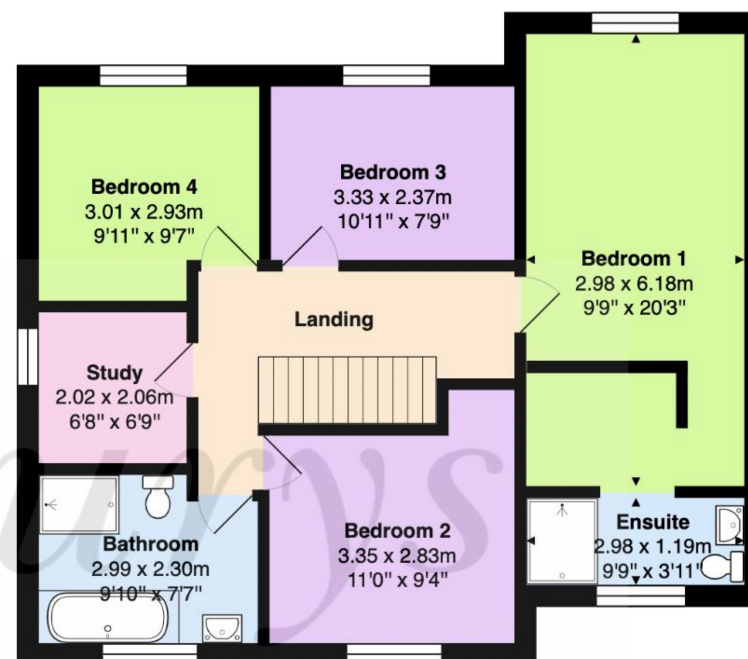
3 Walshe Avenue, Chipping Sodbury, South Gloucestershire BS37 6NR

£570,000

**Ground Floor**  
Area: 90.0 m<sup>2</sup> ... 969 ft<sup>2</sup>



**First Floor**  
Area: 73.0 m<sup>2</sup> ... 785 ft<sup>2</sup>



**Total Area: 163.0 m<sup>2</sup> ... 1755 ft<sup>2</sup>**

For illustrative purposes only. Not to scale.

# 3 Walshe Avenue, Chipping Sodbury, South Gloucestershire BS37 6NR

Set in a sought after smaller cul-de-sac just off St John's Way, Walshe Avenue is popular for the lovely walks and views across Chipping Sodbury Common, plus having an easy flat walk to the High Street with all the local amenities on offer. This large family home has undergone extensive renovation and re-design so now boasts a great layout to suite a growing family. Downstairs has a large entrance hall with guest WC, then a good size living room to the front with box bay window and a modern log burner. Then a superb kitchen/diner/family room; a wonderful extension that offers casual seating, a dining area and a stunning modern kitchen complete with peninsular unit with breakfast bar, quartz worktops, integrated appliances and space for an American fridge/freezer. With large bi-folding doors overlooking the garden there is plenty of light in this lovely entertaining space. From here you can access a handy utility room which also gives access to an integral single garage. The first floor has been cleverly reconfigured to now provide 4 double bedrooms and a 5th smaller bedroom which is ideal for a small study or nursery room. The master bedroom has a lovely walk-in wardrobe area which then invites you into a stylish ensuite shower room. Then outside a stylish landscaped rear garden is designed for a hot tub area then the porcelain patio tiles and artificial grass make for an easy low maintenance space. To the front, the owners have block paved the frontage to provide a very large parking area. Here you will also find access to the garage and to the side of the garden.

## Situation

The historic market town of Chipping Sodbury sits just below the Cotswold Escarpment and has excellent road links to the A46, the M4 (Junction 18 is approx. 4.9 miles away) Bristol and Bath. Likewise, the M5 Junction 14 in Falfield is easily accessible going via nearby Wickwar, whilst the Yate train station (approx. 1.9 miles away) provides a direct link for commuters into Bristol. The picturesque High Street dates back to the 12th Century and offers a wide and eclectic range of shops and established businesses which support the town and attract visitors. There is a selection of both Primary and Secondary Schooling in the area of good reputation plus Chipping Sodbury offers many nearby country walks (the Frome Valley Walkway and the Cotswold Way to name but a few), a lovely common, golf course, cricket, rugby, football and tennis clubs. The centrally located Waitrose store offers excellent parking and a cafeteria.

## Property Highlights, Accommodation & Services

- Extended Family Home In A Sought After Area
- Walking Distance Of Chipping Sodbury High Street
- Small Cul-de-sac Close to Protected Open Green Space.
- Beautiful Kitchen/Diner/Family Room
- 4/5 Bedrooms
- Downstairs WC and Utility Room
- Ensuite and Dressing Room to Master Bedroom
- Landscaped Rear Garden with Artificial Grass
- Single Garage and Large Driveway for several Cars
- Council Tax Band - D - South Gloucestershire Council

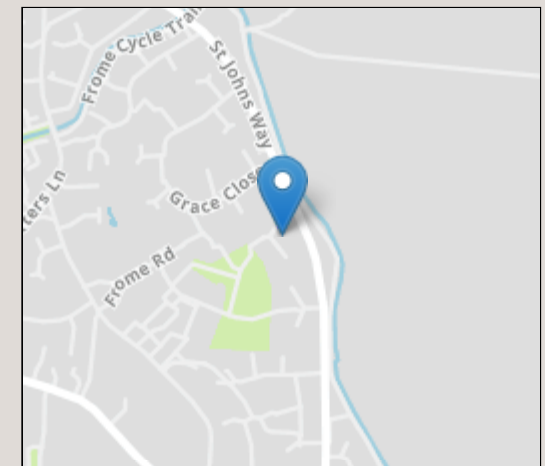
## Directions

Leaving Chipping Sodbury High Street via the Wickwar Road, continue straight over the mini roundabout and at the next roundabout turn right onto St John's Way. Continue straight where Walshe Avenue will be the 8th turning on the right hand side. No.3 can be found on the left hand side.

**Local Authority & Council Tax** - South Gloucestershire Council - 01454 868686 - Tax Band D

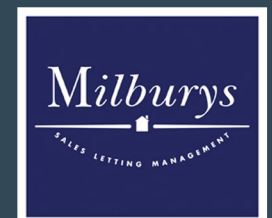
**Tenure** - Freehold

**Contact & Viewing** - Email: [chippingsodbury@milburys.co.uk](mailto:chippingsodbury@milburys.co.uk) Tel: 01454 318338



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

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