

Broad oak Road, Langford, Bristol, Somerset. BS40 5HD

£400,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Set in a peaceful cul-de-sac within this highly desirable and well-established residential area, this detached family home presents an excellent opportunity for buyers seeking a property with great potential. While it would benefit from some updating and modernisation, it offers a spacious and versatile layout that could easily be transformed into a stunning long-term family home.

The accommodation comprises a entrance hallway that leads to a living room, perfect for relaxing or entertaining. The separate dining room features an archway through to the kitchen, creating a sociable flow between the two spaces and offering scope for an open-plan layout if desired. There is also a convenient ground-floor cloakroom, ideal for guests and busy family life. Upstairs, the property provides four bedrooms, offering plenty of space for a growing family, a home office, or guest accommodation. The home also benefits from gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency.

Externally, the property includes an integral garage and driveway, providing off-road parking. One of its standout features is the fantastic south-facing rear garden, which enjoys plenty of natural sunlight and offers a wonderful space for outdoor dining, gardening, or children's play. Overall, this property combines an excellent location with superb potential. It represents a rare opportunity to create a beautiful family home in a highly popular and convenient setting.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached house
- 4 bedrooms
- Lovely South facing garden
- Garage and parking
- Cul-de-sac location
- Kitchen with archway to the dining room
- Cloakroom
- In need of general updating
- EPC-tbc



ROOM DESCRIPTIONS

Main front door to the hallway

Hallway:

Stairs to the first floor, doors to the garage, living room, cloakroom and dining area

Cloakroom:

WC, double glazed window, radiator, wash hand basin

Living room:

4.77m x 3.19m (15' 8" x 10' 6") Double glazed bay window, radiator, central fireplace

Dining room:

3.09m x 2.60m (10' 2" x 8' 6") Radiator, sliding double glazed doors to the garden, archway to the dining room

Kitchen:

2.95m x 2.60m (9' 8" x 8' 6") Sink unit, floor and wall units, built in oven and hob, with extractor hood over, double glazed window, integrated fridge/freezer and dishwasher, spotlights

First floor landing:

Double glazed window

Bedroom 1:

3.85m x 3.05m (12' 8" x 10' 0") Double glazed window, radiator, wardrobes

Bedroom 2:

3.56m x 2.71m (11' 8" x 8' 11") Radiator, double glazed window

Bedroom 3:

3.09m x 2.25m (10' 2" x 7' 3") Radiator, double glazed window

Bedroom 4:

2.50m x 2.32m (8' 2" x 7' 7") Radiator, double glazed window

Bathroom:

Walk in shower cubicle, WC, wash hand basin, double glazed window

Garage and parking:

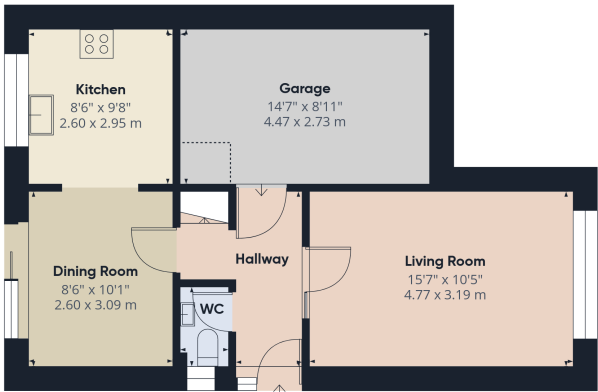
4.47m x 2.73m (14' 8" x 8' 11") The driveway provides off street parking, whilst the GARAGE has light, power, and a door into the hallway

Gardens:

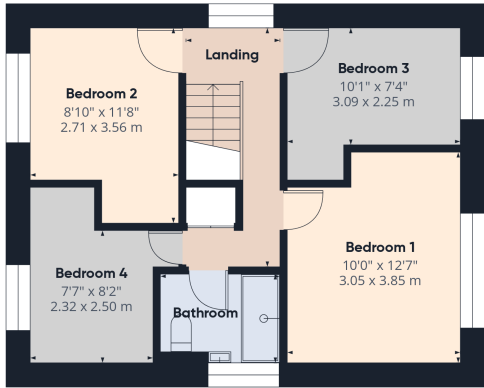
The rear garden is a real gardeners paradise, with a South facing aspect, and mainly laid to lawn, with an abundance of shrubs, flowers, and mature trees and hedgerow



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾

1004 ft²
93.3 m²

Reduced headroom

7 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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