

Floor 1

Bedroom: 10.5' x 13.0' (3.23 x 3.96 m)

Bedroom: 14.2' x 11.1' (4.35 x 3.38 m)

Bedroom: 9.5' x 12.2' (2.89 x 3.72 m)

Landing: 7.1' x 3.9' (2.16 x 1.15 m)

Bathroom: 7' x 4.4' (2.14 x 1.29 m)

Compass rose: N, S, E, W

Ground Floor

Living Room
12.1' x 14.6'
3.71 x 4.44 m

Hallway
5.5' x 13.2'
1.69 x 4.03 m

Dining Room
15.4' x 11.6'
4.69 x 3.53 m

Kitchen
11.1' x 12.4'
3.65 x 3.78 m

Utility Room
3.42' x 1.99 m
1.12 x 0.65 m

WC
2.27' x 0.97 m
2.55 x 0.97 m

Office
5.30' x 2.07 m
1.72 x 0.65 m

Bear Porch
1.36' x 1.87 m
0.5' x 0.7'

Approximate total area	Reduced headroom
1362 ft ²	10 ft ²
126.4 m ²	1 m ²

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

Reduced headroom
..... Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Hallway
 14'6" x 12'2" (4.44m x 3.71m)
Dining Room
 15'4" x 11'6" (4.69m x 3.53m)
Kitchen
 12'4" x 11'1" (3.78m x 3.65)
Utility Room
 11'4" x 6'6" (3.47m x 1.99m)
Office
 17'4" x 6'9" (5.30m x 2.07m)
WC
 7'5" x 3'2" (2.27m x 0.97m)
Rear Porch
 Landing
Bedroom
 14'7" x 12'0" (4.45m x 3.66m)
Bedroom
 13'0" x 10'6" (3.98m x 3.22m)
Bedroom
 12'2" x 9'5" (3.73m x 2.89m)
Bathroom
 9'1" x 7'0" (2.79m x 2.14m)



- Living room
- Separate dining room
- Modern Kitchen and utility
- Study and downstairs cloakroom
- Three bedrooms
- Off street parking
- Gas central heating & double glazing
- Good size garden and large garden store

124 Dundridge Lane, St George, BRISTOL, BS5 8SR
£450,000 Freehold

PROPERTY TYPE House - Detached

BEDROOMS 3

RECEPTION ROOMS 3

BATHROOMS 1

EPC RATING E

COUNCIL TAX BAND D



Imposing detached family home offered in first class decorative order throughout.

Entrance hallway, living room, separate dining room , modern kitchen and utility with study and downstairs cloakroom.

At the first floor are three good sized bedrooms, the master overlooking the playing fields of Dundridge Farm and a family bathroom.

Externally, is ample off street parking, a good sized garden and large garden store.

With gas central heating, double glazing - this is a rare opportunity to acquire a character home in a great location.



the location

Set directly overlooking the playing fields of Dundridge Farm, this extremely well placed home offers all the benefits of the city, with the feel of the country. With wooded and riverside walks at the River Avon at nearby Crews Hole, Conham river park and Troopers Hill nature reserve. There are local shops at nearby Kingsway and Bryants Hill, the more comprehensive facilities of Hanham high street and its range of independent restaurants and shops, is but a short distance away. Bristol 2.8 miles Bath 9.7 miles

what the owners will miss

"It's been a big decision to move, but the time is right for us. We'll miss sitting on the patio in the afternoon sun, looking across the park, we'll miss the neighbours and dog walkers that make the area so friendly and our favourite restaurant, the Italian Kitchen, in Hanham, which is a short walk away."

just a thought...

If you hadn't considered this area before, this could be the one! Surprisingly, conveniently located with a range of local amenities nearby, this character home offers everything a modern family could want. Genuinely one not to be missed!