



Brockley, Highdale Avenue, Clevedon, BS21 7LX  
**£595,000**

Steven  
*Smith*

Set in a secluded position just off the sought after Highdale Avenue in the heart of Mid Clevedon, this detached bungalow is offered to the market with the rare advantage of no onward chain, allowing for a smooth and uncomplicated move. Tucked within lovely, well kept grounds, the property enjoys a peaceful and established setting while remaining conveniently close to everything this popular area has to offer. Inside the accommodation feels both welcoming and generously proportioned. The kitchen diner forms a natural hub of the home, ideal for everyday living as well as relaxed entertaining with family and friends. A spacious sitting room provides a comfortable retreat, filled with natural light and offering an inviting space to unwind at the end of the day. The bungalow features three well proportioned double bedrooms, creating flexibility for family life, guests or home working. The principal bedroom benefits from its own en suite, while a further bathroom serves the remaining accommodation, ensuring comfort and convenience for all. Outside, the property continues to impress with its attractive grounds, offering a sense of privacy and space to enjoy the outdoors throughout the seasons. A garage and off road parking add to the practicality, making this a home that balances lifestyle, comfort and convenience in one of Clevedon's most desirable residential locations.

## **Accommodation (all measurements approximate)**

Front door opens to porch with window to front. Door opens to:

### **Hallway**

Access to loft space and leading to all of the following accommodation:

### **Sitting Room 18' 2" x 14' 5" (5.53m x 4.39m)**

A set of french doors open to the rear garden, window to side, feature fireplace. Opening to:

### **Kitchen/Diner 18' 1" x 8' 8" (5.51m x 2.64m)**

Fitted with a range of wall and base units with working surfaces, sink with mixer tap and drainer, integrated appliances to include undercounter fridge and dishwasher, electric oven, four ring electric hob with concealed extractor hood. Tiled effect floor, tiled splashbacks, two windows to front and stable door to side, door giving access back to the hallway.

### **Bedroom 1 12' 10" x 12' 2" (3.91m x 3.71m)**

Measurements include built in wardrobe and a dressing table. Window overlooking the rear garden.

### **En-Suite**

Suite of WC, washhand basin and shower cubicle, fully tiled walls, obscure window, shaving light point.

**Bedroom 2 18' 2" x 10' 0" (5.53m x 3.05m)**  
Measurements include a range of built in wardrobes and a dressing table. Window overlooking the rear garden and second window to side.

### **Bedroom 3 13' 6" x 8' 4" (4.11m x 2.54m)**

A third double bedroom with window to front.

### **Utility Room 8' 4" x 7' 2" (2.54m x 2.18m)**

Measurements include a built in cupboard. There is a belfast sink with storage below and access to the Worcester gas fired combination boiler. Window to side, tiled effect floor.

### **Bathroom**

Suite of WC, washhand basin, bath with mains shower and glass shower screen door, fully tiled walls, tiled effect floor, obscure window, shaving light point.

### **OUTSIDE**

From Highdale Avenue there is a drive that extends up and on the left hand side there is a shared driveway which gives access to the front of Brockley. Immediately to the front of the property there is an allocated parking space and the front garden is laid to stone shingle with a pretty stone wall.

## Detached Garage 16' 10" x 8' 7" (5.13m x 2.61m)

With up and over door, power and light.

Access to the rear garden can be gained via either side of the property.

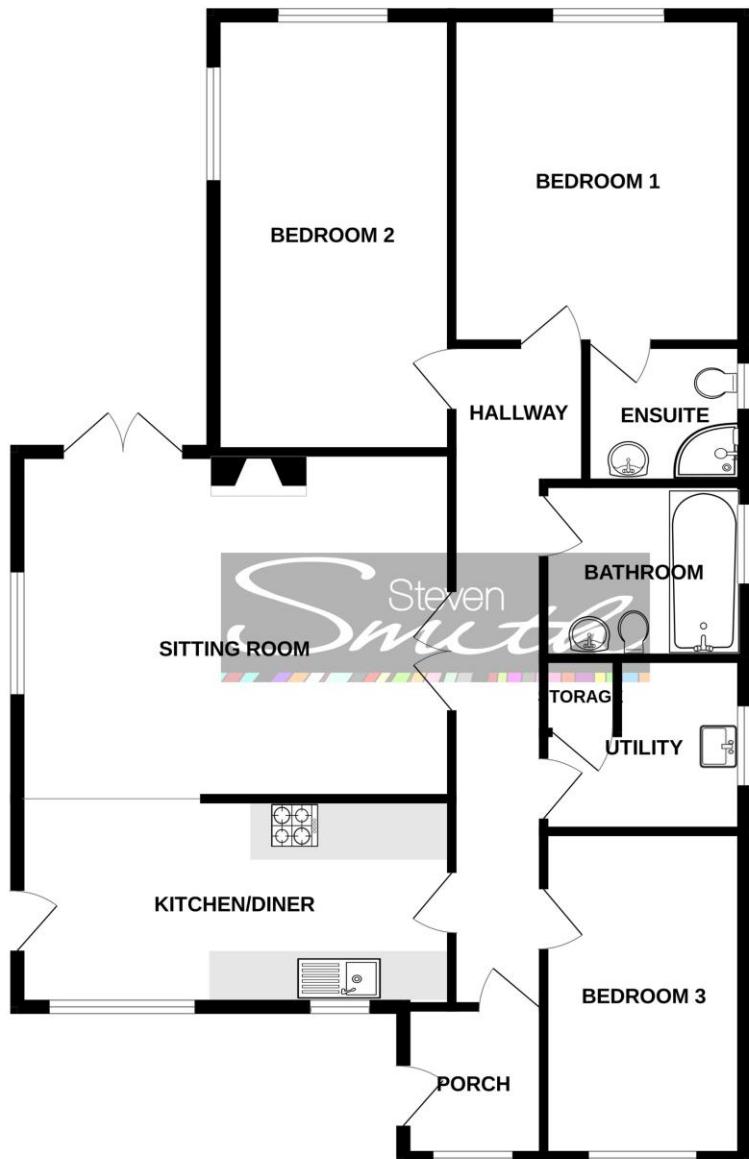
### The Rear Garden

The rear garden has been hard landscaped for ease of maintenance and consists of an area of stone shingle and at the rear of the garden a few steps rise and give access to a patio where there is a pond. The garden is bound by a beautiful stone wall and will offer a great amount of privacy. It also has the advantage of being westerly facing so enjoying plenty of the summer sun. Outside of the french doors from the sitting room is a decking area.





GROUND FLOOR



Detached Bungalow



Freehold



3



Garden



2



E



2

**EPC**

D



Gas Central Heating



Garage and Parking

Whilst every attempt has been made to insure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Please Note

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