



69 Hawthorne Street, Bristol, BS4 3DA

£515,000

- 3D INTERACTIVE TOUR
- Three Double Bedrooms
- Sitting Room
- Charm & Character
- Backing onto Arnos Vale Cemetery
- Period Terrace Home
- Upstairs Bathroom
- Open Plan Family / Dining / Kitchen Area
- A Stone's Throw from Hillcrest Primary School
- Energy Rating - C

A beautifully extended terraced home situated on the ever-popular Hawthorne Street in Upper Totterdown, offering generous and well-presented accommodation of approximately 1,178 sq. ft.

This charming property features three spacious double bedrooms and a stylish family bathroom, complete with a separate shower and enhanced by a skylight that fills the space with natural light. On the ground floor, a welcoming bay-fronted sitting room showcases a period fireplace and attractive stripped wooden floorboards, which continue seamlessly through to an impressive open-plan family, dining, and kitchen area—perfectly designed for modern living and entertaining. The recently installed kitchen is fully integrated with high-quality appliances, including a double oven, gas hob with extractor, washing machine, dishwasher, and fridge freezer. A convenient cloakroom completes the ground floor. Externally, the property benefits from a delightful rear garden, thoughtfully paved for low maintenance and enjoying a unique backdrop overlooking Arnos Vale Cemetery.

Conveniently located close to local amenities including Fox and West Deli, Acapella, Southside Bar and Bruhaha Bar serving local craft beers, and on the door step of the beautiful Arnos Vale Cemetery which is a site of culture, history and nature, with 45 acres of green space within the heart of Bristol, and with a choice of great parks within walking distance providing a great escape from the hustle & bustle of the city. The highly regarded Hillcrest Primary School is literally a two minute walk from your front door and the property is also well placed for commuters with Temple Meads Station within a 20 minute walk or 8 minute cycle away, Bristol's scenic harbourside and city centre are also within walking distance.

A light, bright and extremely stylish home in one of Bristol's most popular postcodes and which is offered with no onward chain!

Sitting Room 13'5 into bay x 11'9 max (4.09m into bay x 3.58m max)

Family / Dining Room 25'2 max x 15' max (7.67m max x 4.57m max)

Kitchen 14'1 x 6'6 (4.29m x 1.98m)

Bedroom One 15'1 x 11'2 (4.60m x 3.40m)

Bedroom Two 19'2 max x 10' max (5.84m max x 3.05m max)

Bedroom Three 10'5 x 7'1 (3.18m x 2.16m)

Bathroom 9'8 x 6'9 (2.95m x 2.06m)

Tenure - Freehold

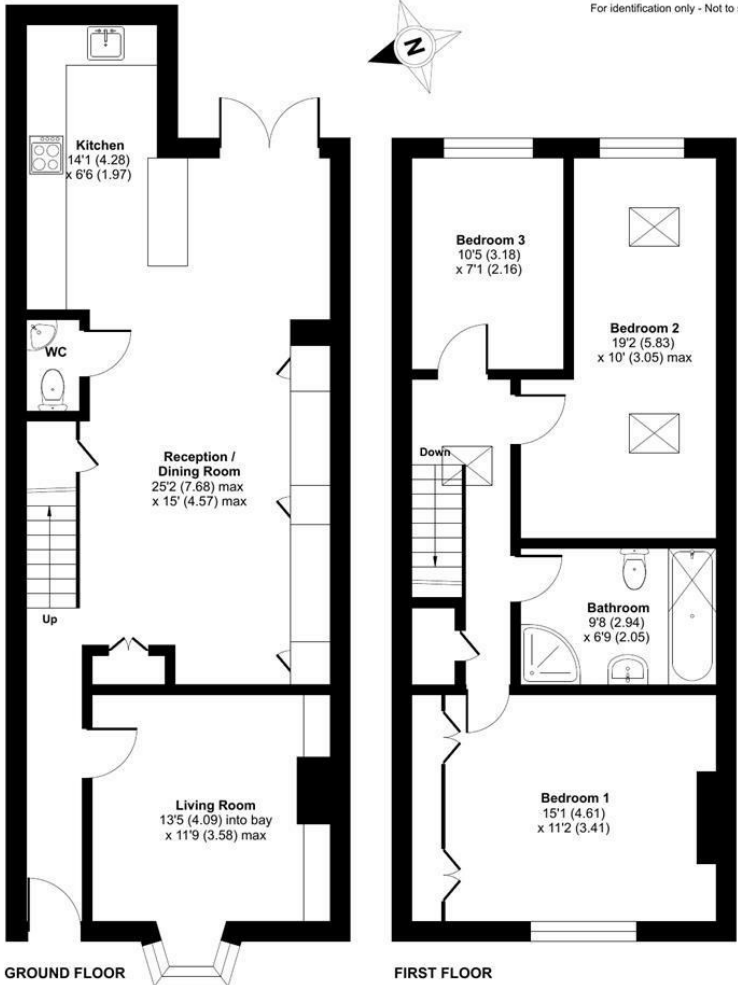
Council Tax Band - B



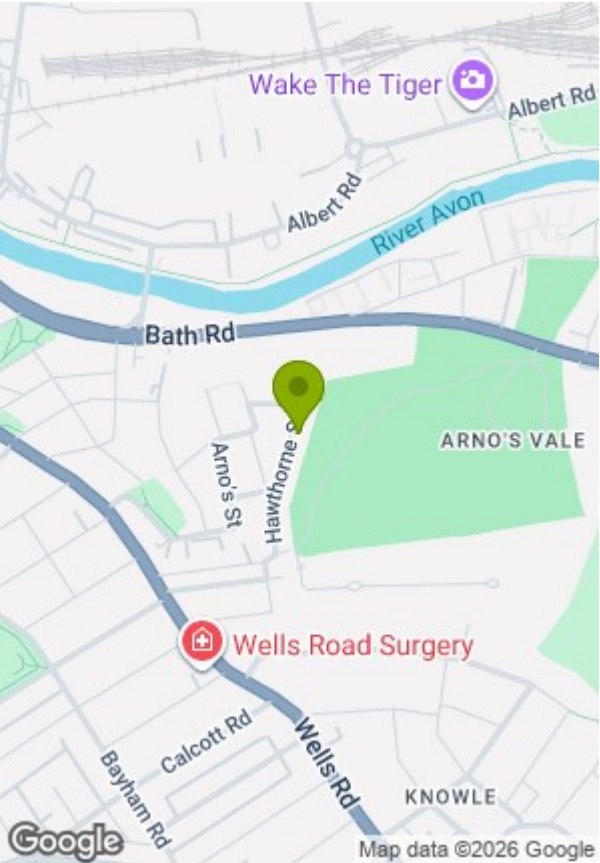


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Approximate Area = 1178 sq ft / 109.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1432793. GREENWOODS SALES • LETTINGS • COMMERCIAL



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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