



49 Hawthorne Street, Bristol, BS4 3DA

£440,000

- Backing Onto Arnos Vale Cemetery!
- Two / Three Bedrooms
- Upstairs Bathroom & 2nd Separate W.C
- Decked Rear Garden
- No Onward Chain with Vacant Possession
- Period Terrace Home
- Open kitchen / Dining / Living Room
- Balcony Off Bedroom Two
- Peaceful & Tranquil Setting
- Energy Rating - D

This charming home beautifully blends period character with modern comfort. A welcoming entrance hall with stripped floorboards sets the tone, leading into a bright reception room with a bay window, equally suited as a cosy lounge, home office or a third bedroom. The kitchen is flooded with natural light and opens into a stylish conservatory extension, creating a generous open-plan dining area ideal for entertaining family and friends. A comfortable living space adjoins the dining area, offering a seamless layout perfectly suited to contemporary living. French doors lead directly to the peaceful rear garden, complete with a raised decked area, shed and tiled roof terrace overlooking the serene grounds of Arnos Vale Cemetery. Upstairs you'll find two double bedrooms. The second bedroom features French doors opening onto a private decked balcony—an idyllic spot to enjoy a morning coffee while taking in the tranquility and wildlife of the surrounding area. A bathroom with a separate shower plus additional W.C. complete the upper floor. Outside, the enclosed rear garden offers a delightful and secluded retreat, with its picturesque backdrop creating a sense of privacy and calm. This is a truly unique home that combines charm, practicality, and an exceptional setting.

Located on the highly desirable Hawthorne Street, just a stone's throw from Hillcrest Primary School. The area offers the perfect blend of convenience and natural beauty, with easy access to Wells Road, home to a fantastic selection of cafes, restaurants, and independent shops. For those who enjoy green spaces, you're just a short hop from the enchanting 45-acre Victorian garden Arnos Vale Cemetery that features a café, gift shop, and peaceful leafy trails full of wildlife. In addition, Temple Meads train station and Bristol city centre is just a 20 & 30 minute walk away. This home is ideally positioned to offer the best of both worlds; easy city access combined with tranquil green spaces.

Reception Room / Bedroom Three 13'5 into bay x 11'8 max (4.09m into bay x 3.56m max)

Living Room 12'6 max x 9'9 max (3.81m max x 2.97m max)

Kitchen 13'6 x 7'8 (4.11m x 2.34m)

Dining Area / Conservatory 11'11 x 7'3 (3.63m x 2.21m)

Bedroom One 15' max x 11'6 max (4.57m max x 3.51m max)

Bedroom Two 12'6 x 9'7 (3.81m x 2.92m)

Bathroom 10'2 x 7'7 (3.10m x 2.31m)

Garden Shed 6'6 x 5'3 (1.98m x 1.60m)

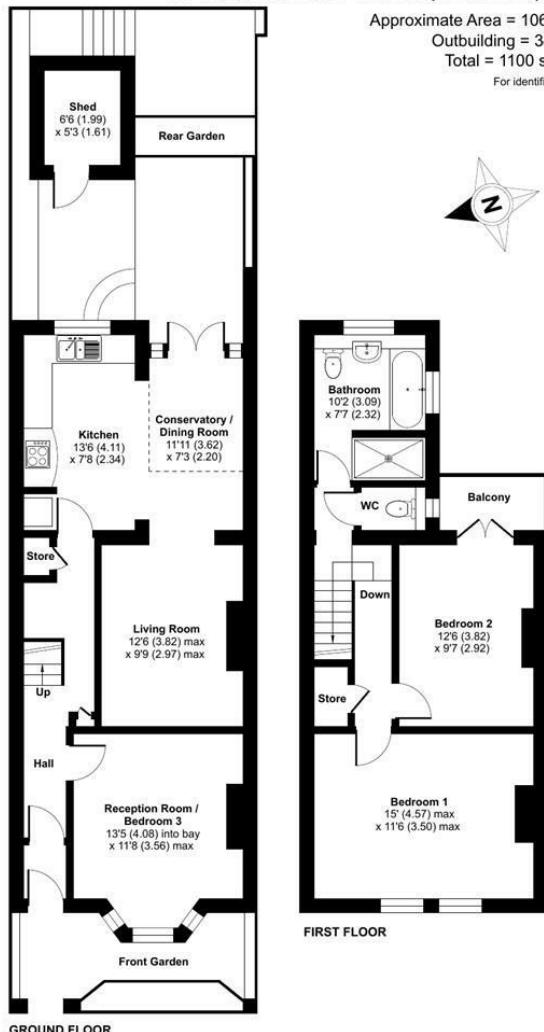
Tenure - Freehold

Council Tax Band - B



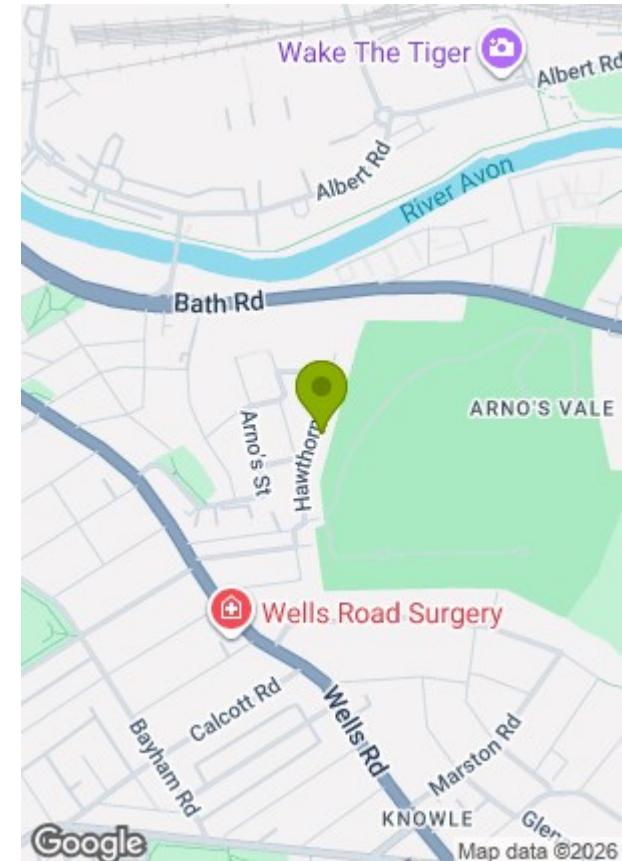


49 Hawthorne Street, Bristol, BS4 3DA



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Greenwoods Property Centre. REF: 1382552

 **GREENWOODS**
SALES • LETTINGS • COMMERCIAL



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

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