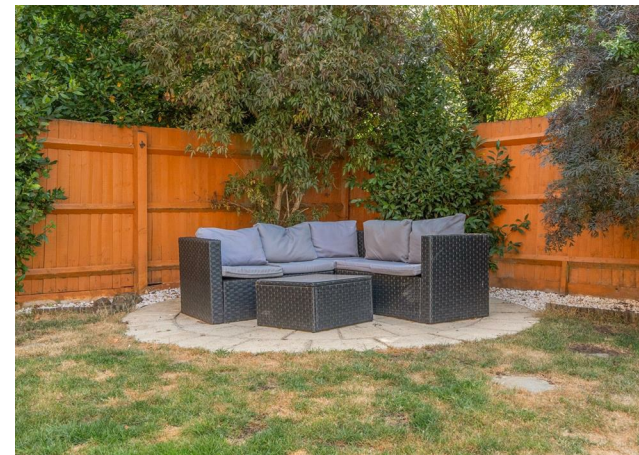




Shaw Gardens, Hengrove

£375,000

- **Energy Rating - C**
- **Two Receptions**
- **En-Suite Shower Room**
- **Garage And Parking**

- **Semi Detached Family Home**
- **Three Bedrooms**
- **Family Bathroom**
- **Southerly Facing Rear Garden**

Tucked away at the head of a peaceful cul-de-sac, this impressive family home enjoys one of the largest footprints of any semi-detached property on the development, offering generous and versatile accommodation throughout.

Designed with modern family life in mind, the accommodation begins with a welcoming entrance hall and cloakroom before leading through to a comfortable living room. A separate dining room provides the ideal setting for family meals, while the well-appointed kitchen is fitted with a range of units and integrated appliances, including an oven, hob, fridge and freezer.

Upstairs, the generous proportions continue with three genuine double bedrooms, making this a rare find in today's market. The principal bedroom benefits from its own en-suite shower room, complemented by a well-presented family bathroom serving the remaining bedrooms.

Outside, the property continues to impress with a southerly facing rear garden, offering a wonderful space to relax, entertain or enjoy the sunshine throughout much of the day. A driveway provides off-street parking and leads to the garage, which benefits from a courtesy door giving direct access to the garden.

Further advantages include UPVC double glazing and gas central heating throughout.

Conveniently located within approximately two miles of Hengrove Leisure Park and the Community Hospital, the property also enjoys excellent access to local schools, shops, transport links and open green spaces, making it an outstanding choice for families looking for generous accommodation in a sought-after residential setting.

Living Room 12'11" max x 12'7" max (3.96 max x 3.84 max)

Dining Room 9'1" x 8'7" (2.77 x 2.64)

Kitchen 8'11" x 7'4" (2.74 x 2.24)

Ground Floor Cloakroom 5'6" x 2'9" (1.70 x 0.86)

Bedroom One 13'5" max x 9'10" max (4.09 max x 3.02 max)

En-Suite 8'2" max x 5'6" max (2.51 max x 1.68 max)

Bedroom Two 12'7" max x 8'11" max (3.86 max x 2.74 max)

Bedroom Three 11'3" max x 9'1" max (3.45 max x 2.77 max)

Bathroom 9'1" x 5'2" (2.77 x 1.60)

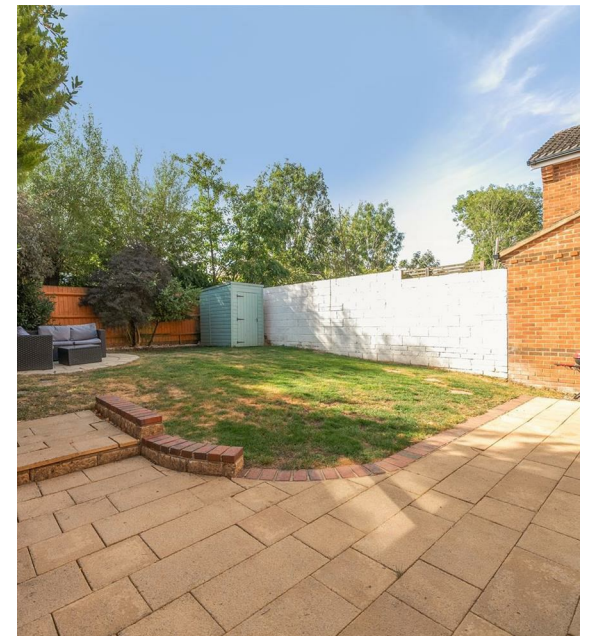
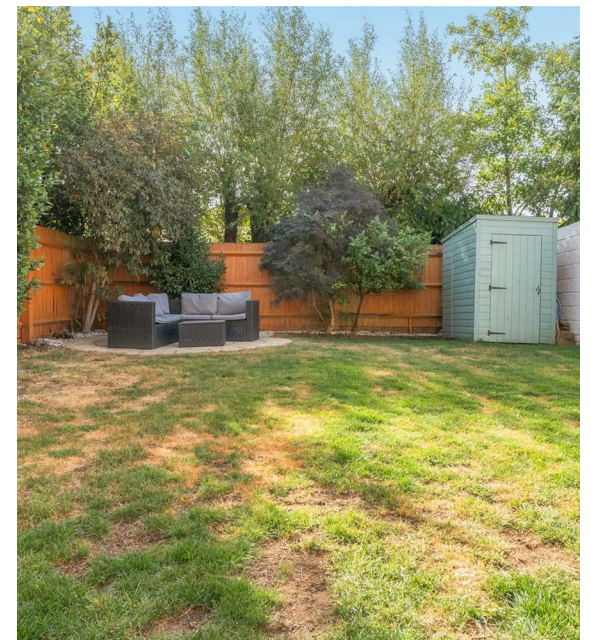
Garage 16'9" x 8'2" (5.11 x 2.51)

Tenure Status - Freehold

Council Tax - Band C







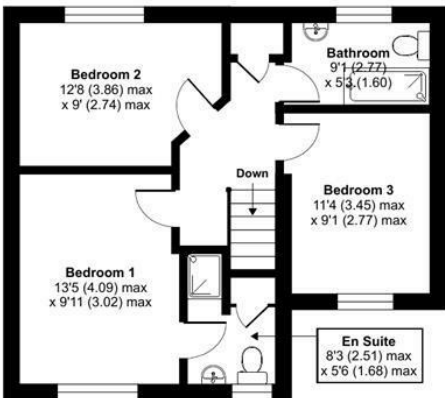
Shaw Gardens, Hengrove, Bristol, BS14

Approximate Area = 920 sq ft / 85.5 sq m

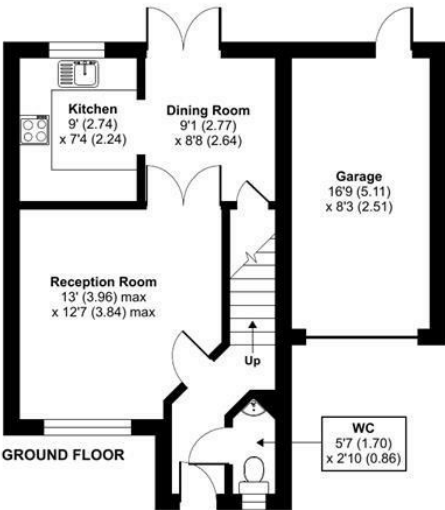
Garage = 148 sq ft / 13.7 sq m

Total = 1068 sq ft / 99.2 sq m

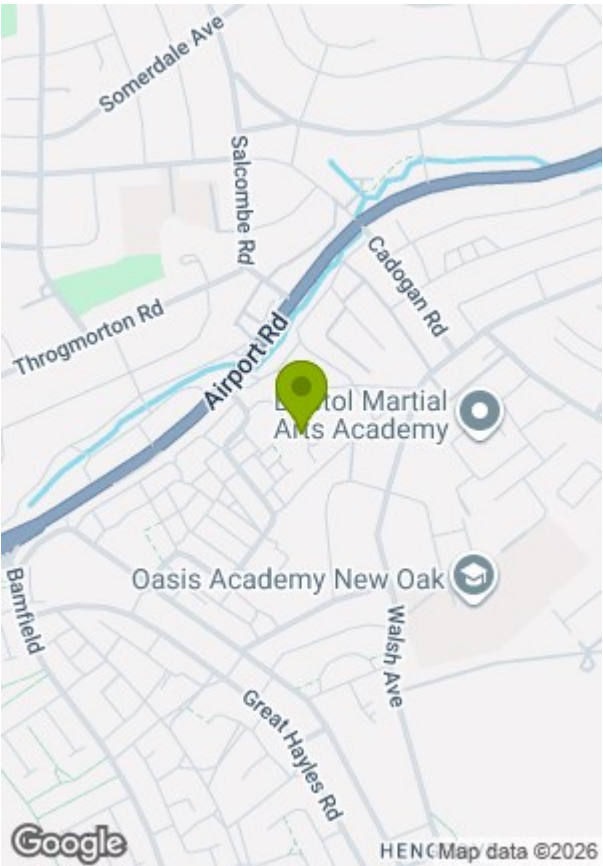
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FIRST FLOOR



GROUND FLOOR



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		
England & Wales	74	79
EU Directive 2002/91/EC		

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		
England & Wales		
EU Directive 2002/91/EC		



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: 1499718

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