



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)

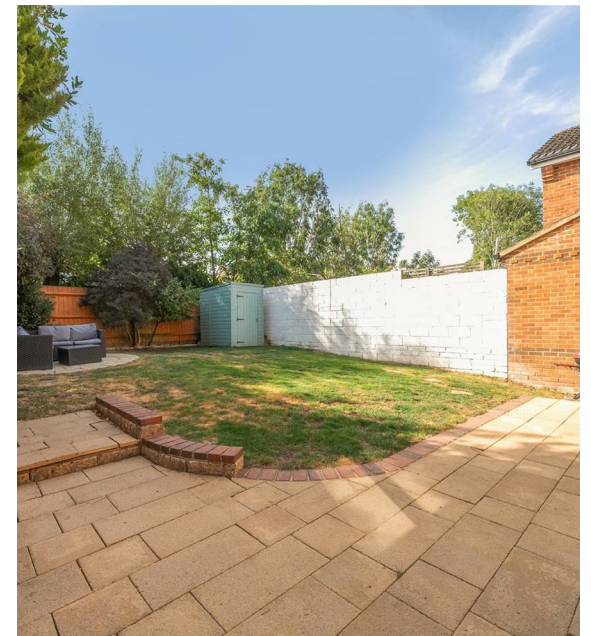
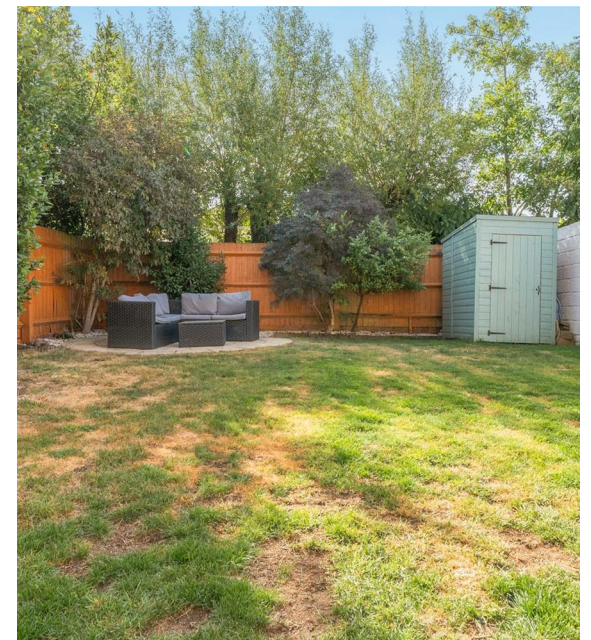
Garage 16'9" x 8'2" (5.11 x 2.51)

Tenure Status - Freehold

Council Tax - Band C

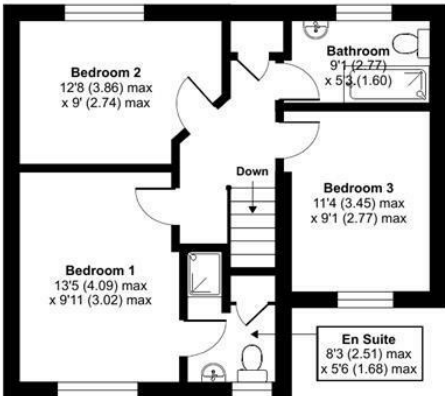




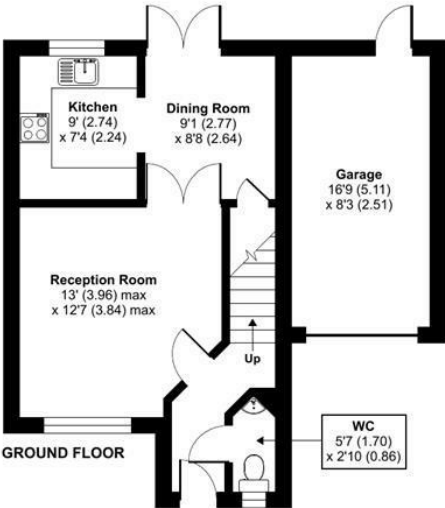


Shaw Gardens, Hengrove, Bristol, BS14

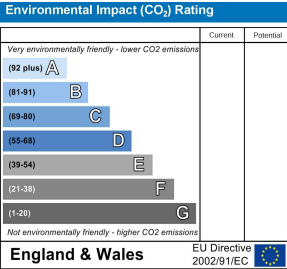
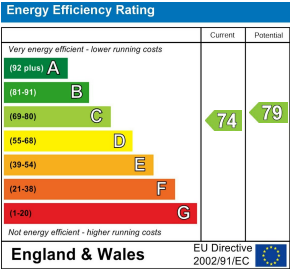
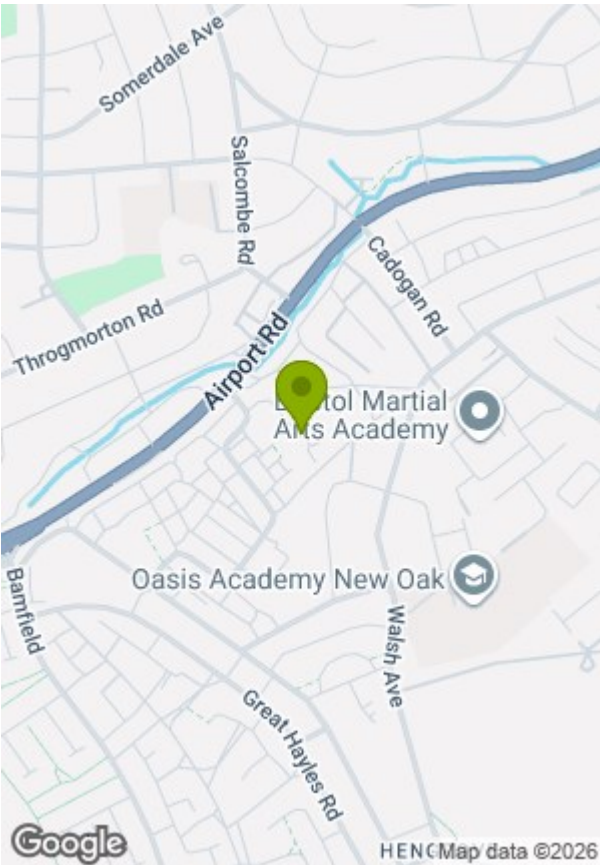
Approximate Area = 920 sq ft / 85.5 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 1068 sq ft / 99.2 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.