



Beechmount Grove, Hengrove

£325,000

- **Extended Three Bed Home**
- **Paved Driveway**
- **Modern Decor**
- **Freehold**

- **Generous Garden**
- **Two Reception Rooms**
- **Popular Location**
- **Council Tax B**

This extended 1930's property has been the perfect family home for the current owners, offering plenty of perks, inside and out. This property has versatile spacing throughout, from the paved driveway to the generous rear garden and everything in between. The view at the front looks up towards Westleigh Park, adding to the property's appeal.

Internally, you are welcomed into the central hallway, itself benefitting from ample storage space under the stairs — perfect for coats and shoes.

To the left of the hallway is the living room. This space has been transformed into a cosy area, perfect for relaxing at the end of the day. It benefits from a bay window at the front, flooding the room with natural light while also allowing additional floor space for furniture. The picture rail offers a flicker of insight into this property's character, which has been preserved alongside modern updates for comfortable family living.

At the end of the hallway, we find ourselves flowing into the heart of the home. This magnificent space doubles as the family room, featuring a miniature living area for children or adults alike, alongside the dining table. A truly versatile room that is perfect for dynamic living. The iron-faced fireplace is the centrepiece of the panelled wall, which also hosts built-in cupboards.

To the rear is the extended section of the property — the kitchen. A window at the rear overlooks the brilliant garden, with the kitchen also benefitting from another window, allowing even more natural light into the space.

Upstairs are the three bedrooms, two of which are doubles, the largest of which spanning an impressive 13'2 x 11'7 ft again with further storage space built in,. The third bedroom currently used as a child's bedroom would also lend itself to a home office or nursery space if required. Completing upstairs is the refurbished white, three piece bathroom, tiled throughout.

Family/Dining Room 16'5" x 13'1" (5.02 x 3.99)

Living Room 12'0" x 10'11" (3.68 x 3.35)

Kitchen/Breakfast Room 14'9" x 8'0" (4.51 x 2.44)

Bedroom One 13'1" x 11'6" (4.01 x 3.52)

Bedroom Two 12'1" x 10'2" (3.69 x 3.1)

Bedroom Three 8'11" x 7'3" (2.74 x 2.21)

Bathroom 6'2" x 5'10" (1.9 x 1.8)

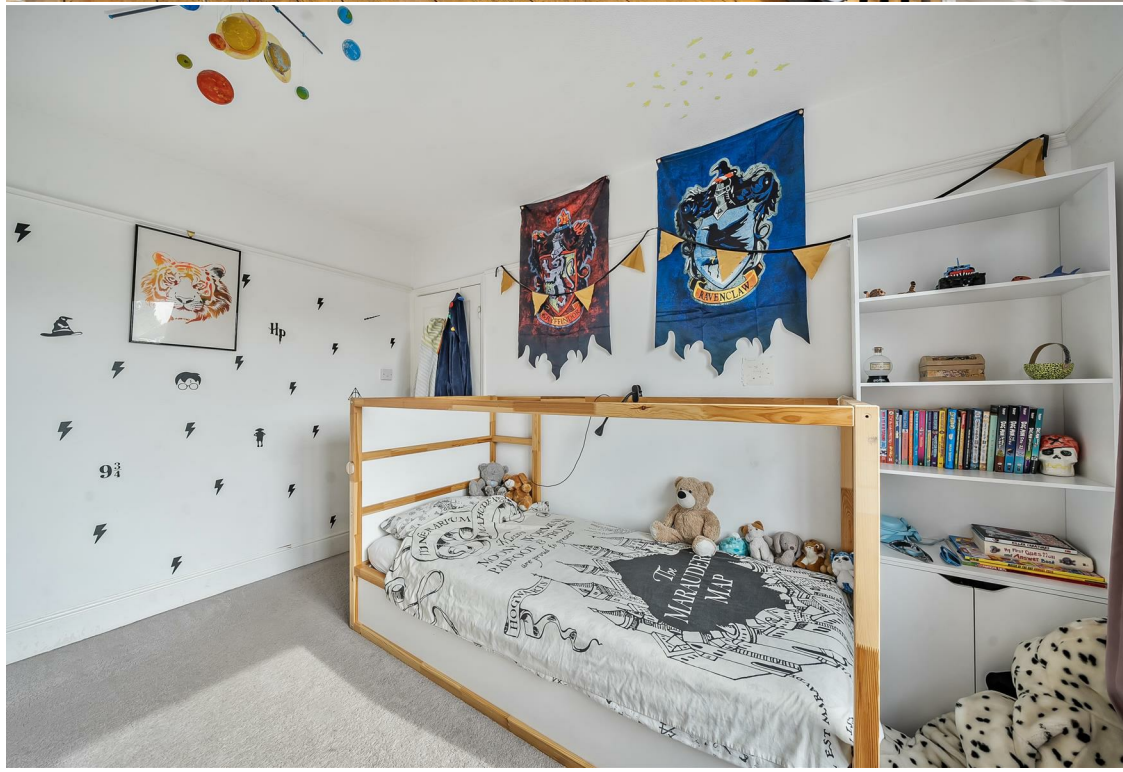
Shed 9'8" x 7'8" (2.95 x 2.36)

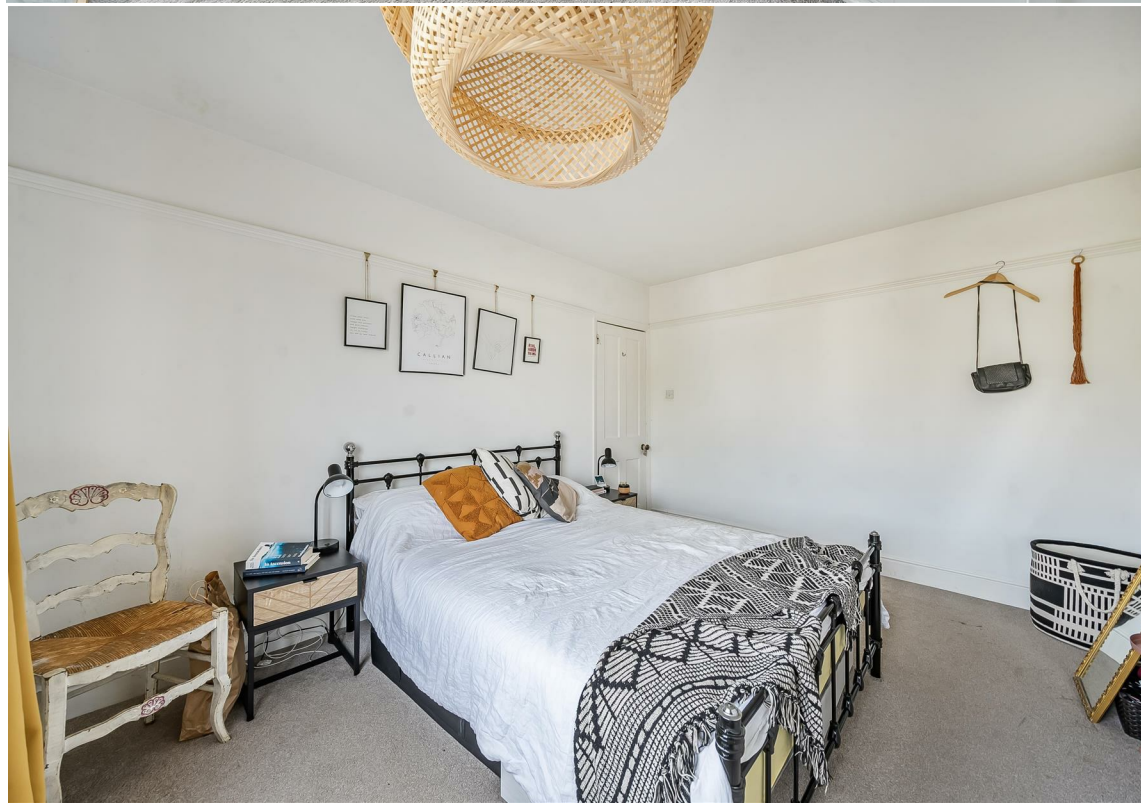
Tenure - Freehold

Council Tax Band - B









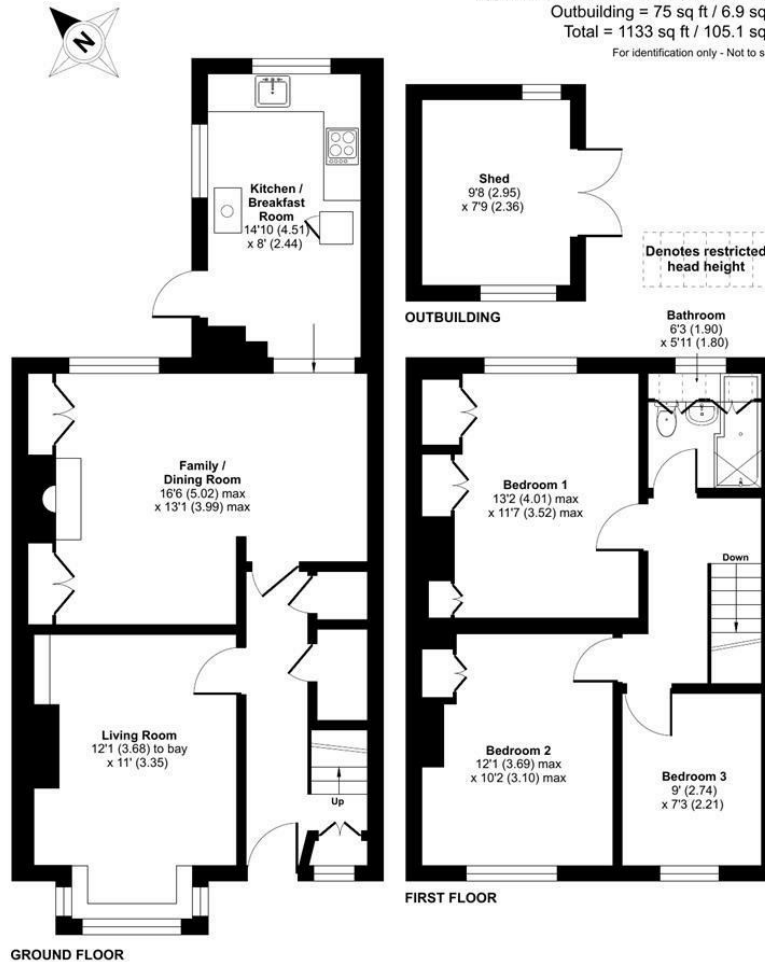




Beechmount Grove, Bristol, BS14

Approximate Area = 1058 sq ft / 98.2 sq m
Outbuilding = 75 sq ft / 6.9 sq m
Total = 1133 sq ft / 105.1 sq m

For identification only - Not to scale



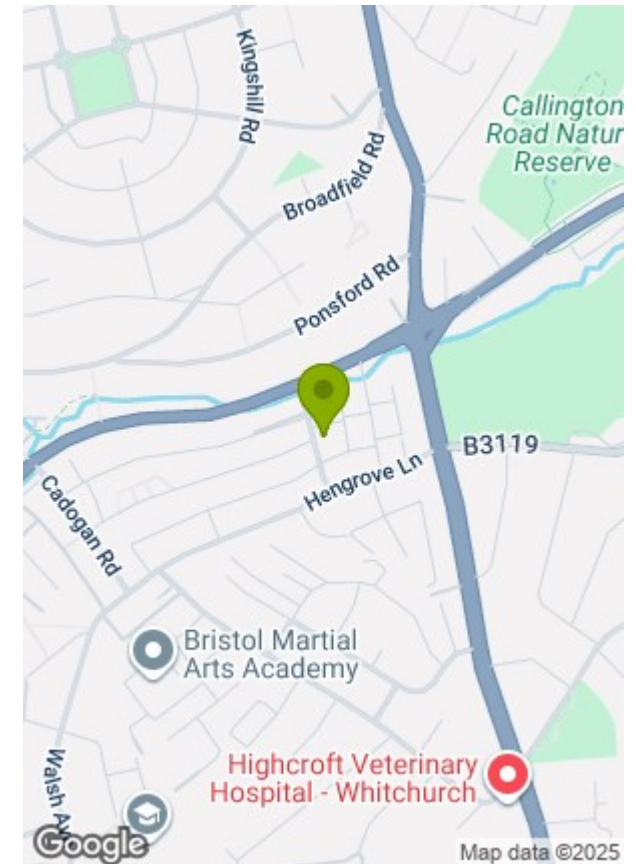
Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			87
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC			

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