



- **Energy Rating - D**
- **Lounge - Extended**
- **Rear Extension Opening To Conservatory**
- **Three Bedrooms**
- **Garage & Parking**

- **Substantially Extended**
- **Kitchen / Diner**
- **Semi Detached House**
- **Loft Room**
- **Beautifully Presented**

Beautifully Presented Three-Bedroom Semi-Detached Home in Sought-After Location

Situated in a popular residential area fronting onto a green, this stunning three-bedroom semi-detached family home has been thoughtfully extended to both the front and rear, offering spacious and versatile living accommodation throughout.

Presented to a very high standard, the property features a generous extended lounge, a modern open-plan kitchen/diner, and a rear extension that opens into a bright and airy conservatory - perfect for entertaining or relaxing and looking out onto the south-facing rear garden.

Upstairs are three well-proportioned bedrooms, along with a modern white bathroom suite. A cleverly converted loft room, currently used as a craft room, offers excellent additional space with a variety of potential uses.

Further benefits include gas central heating, double glazing, a garage and off-street parking. Conveniently located close to Hengrove Park Leisure Centre, Imperial Retail Park, and a range of local amenities and transport links, this fantastic home ticks all the boxes for modern family living.

Don't miss out on this exceptional home - early viewing is highly recommended.

Lounge 16'9 max x 13'7 max (5.11m max x 4.14m max)

Kitchen / Diner 16'7 x 10'10 (5.05m x 3.30m)

Extension / Conservatory 17'9 max x 16'7 max (5.41m max x 5.05m max)

Bedroom One 12'1 x 9'5 (3.68m x 2.87m)

Bedroom Two 9'11 x 8'10 (3.02m x 2.69m)

Bedroom Three 9'11 x 7'0 (3.02m x 2.13m)

Bathroom 6'5 x 5'7 (1.96m x 1.70m)

Loft Room 16'0 x 11'11 (4.88m x 3.63m)

Garage 14'8 x 9'3 (4.47m x 2.82m)

Tenure Status - Freehold

Council Tax - Band C



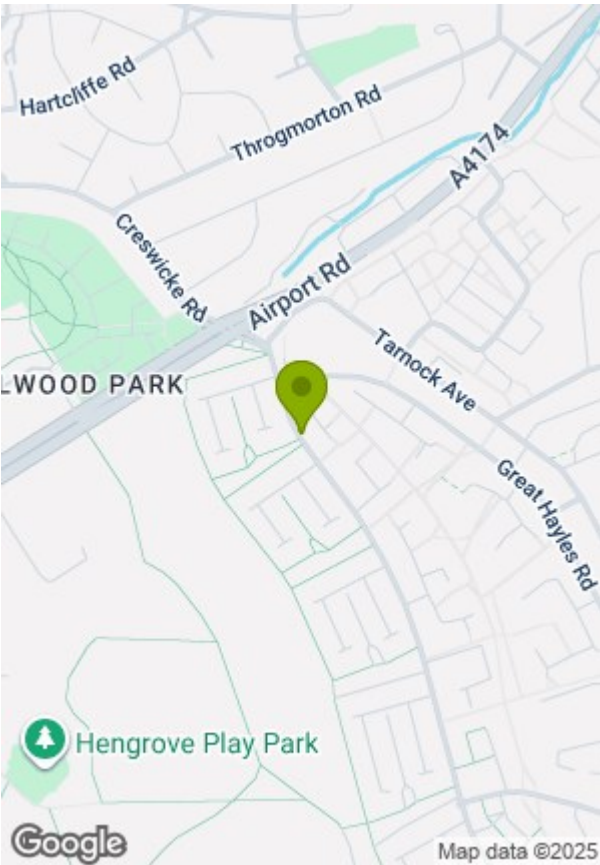
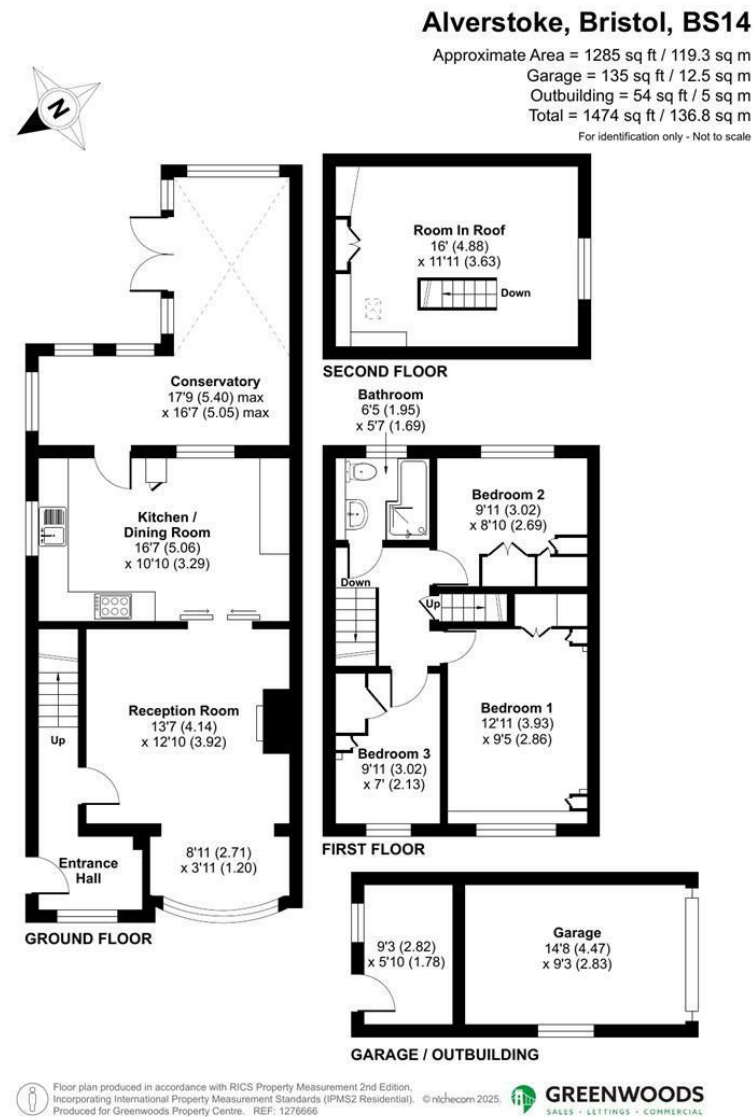












Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(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	81	England & Wales	EU Directive 2002/91/EC	

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.