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Birchdale Road, Hengrove **£340,000**

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- **Energy Rating - C**
- **Three Bedrooms**
- **19ft X 14ft Games Room**
- **South Westerly Facing Rear Garden**
- **Beautifully Presented Terraced Home**
- **Bay Fronted Lounge**
- **Cul-De-Sac Location**
- **Off Street Parking**

Tucked away in a quiet cul-de-sac in Hengrove, Birchdale Road is the sort of location that offers the best of both worlds: a peaceful setting away from passing traffic, yet with Hengrove Park and Imperial Retail Park both close at hand.

This beautifully presented three bedroom terraced home has a lovely sense of space, with well considered accommodation arranged over two floors and some particularly appealing outside space.

At the front of the property, the bay fronted lounge provides a welcoming place to relax, while towards the rear there is a separate dining room with patio doors opening straight onto the garden. It is an arrangement that works particularly well for everyday family life, as well as when friends come round.

The fitted kitchen is complemented by a separate utility room, which is always a useful addition to a busy household.

Upstairs are three bedrooms and a modern shower room, providing comfortable and practical accommodation for a family, couple or anyone looking for an extra bedroom or home working space.

The rear garden is a real highlight. South westerly facing and a good size, it provides plenty of room for outdoor dining, children to play and simply enjoying the sunshine. At the far end is a substantial detached 19ft x 14ft games room, offering considerably more than your average garden shed. Whether used for entertaining, hobbies, working from home, a gym or simply somewhere for the children to escape to, it gives the property an additional dimension that is increasingly difficult to find.

There is also a driveway to the front providing off street parking.

Overall, this is a very appealing home that combines a quiet cul-de-sac position, well presented accommodation, useful parking and an excellent south westerly facing garden with a fantastic detached games room. With local amenities, Hengrove Park and Imperial Retail Park all within easy reach, it is a property that should prove particularly attractive to those looking for a home tha

Living Room 13'3" max x 11'3" into bay (4.05 max x 3.43 into bay)

Dining Room 13'1" x 10'4" (4.01 x 3.15)

Kitchen 10'0" x 5'7" (3.07 x 1.71)

Utility 7'1" x 6'7" (2.17 x 2.01)

Bedroom One 11'9" into bay x 11'3" max (3.59 into bay x 3.44 max)

Bedroom Two 13'3" max x 10'5" max (4.04 max x 3.18 max)

Bedroom Three 9'2" max x 6'8" max (2.80 max x 2.05 max)

Shower Room 5'8" x 5'1" (1.73 x 1.57)

Games Room 19'3" x 14'5" (5.89 x 4.40)

Council Tax - Band B

Tenure Status - Freehold



































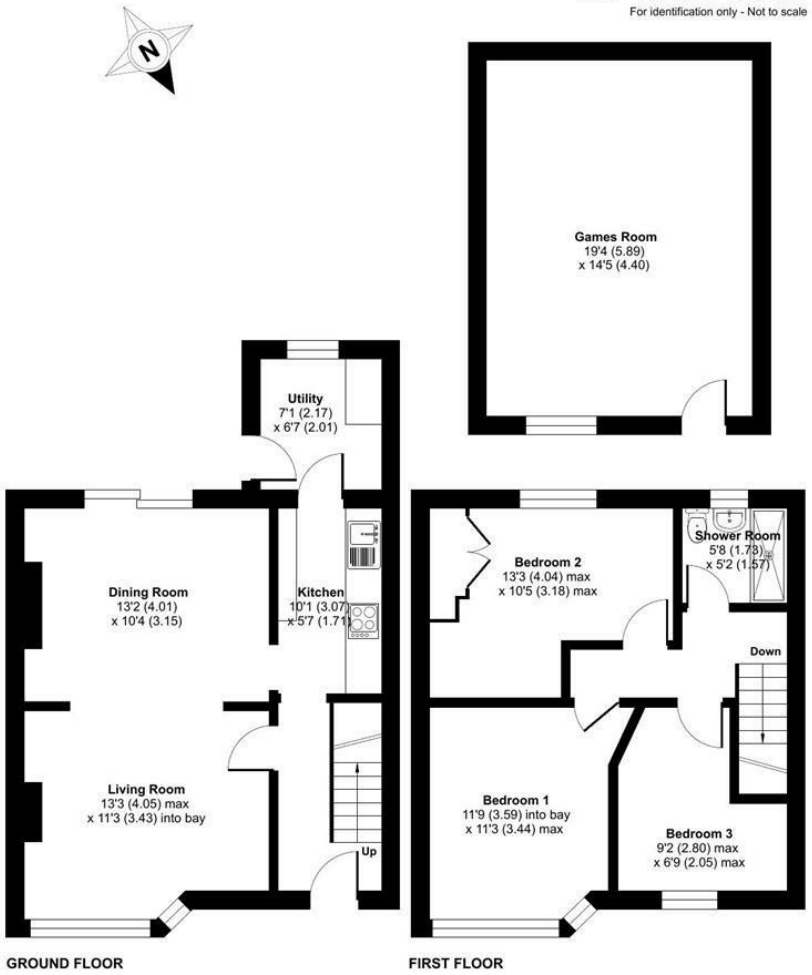


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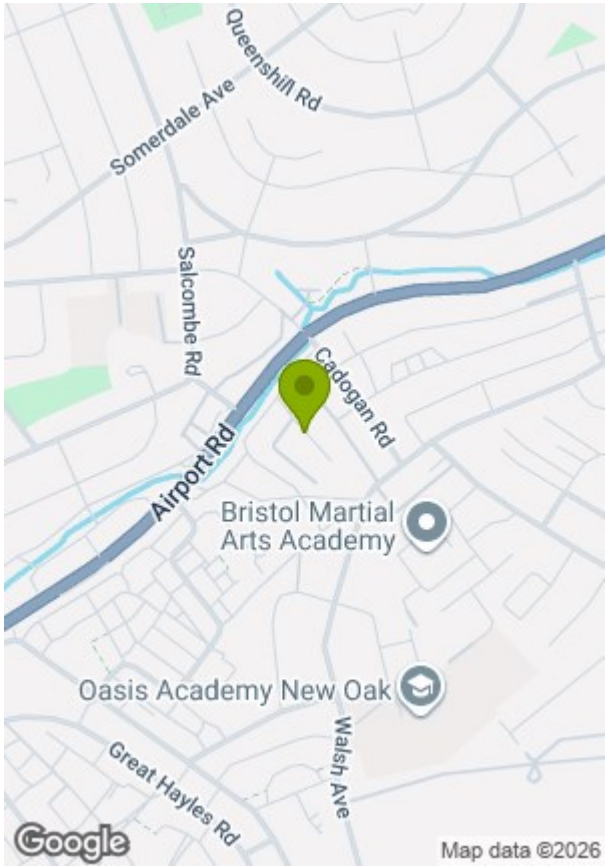
Birchdale Road, Bristol, BS14

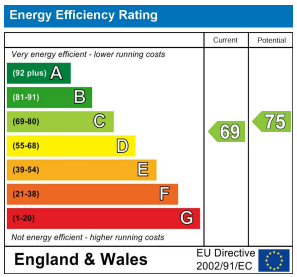
Approximate Area = 883 sq ft / 82 sq m
Outbuilding = 279 sq ft / 25.9 sq m
Total = 1162 sq ft / 107.9 sq m
For identification only - Not to scale

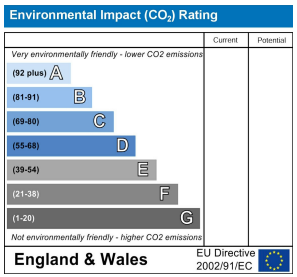


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenwoods Property Centre. REF: 1512952

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