



£395,000

8 Harcourt Road, Redland, Bristol, BS6 7RG

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This beautifully presented ground floor flat, complete with private front and rear gardens, and the rare benefit of off-street parking.

The entrance hallway provides a welcoming first impression, with a built-in cupboard offering practical storage for coats and shoes. To the right, the bedroom enjoys a bright and airy feel thanks to a large double-glazed bay window installed in 2023. Wooden floorboards and neutral walls with sage green accents create a calm and restful space.

Adjacent, the living room is a generous and inviting space. Herringbone wooden flooring and corning detailing give a sense of style and character, while a log-burning stove set within the fireplace makes for a cosy focal point. Another recently installed double-glazed bay window fills the room with natural light.

On the opposite side of the hallway, the area leading to the bathroom provides a useful space which has been utilised as a study by previous owners. A door leads to a spacious under stairs cupboard offering plenty of additional storage. The bathroom has been finished with contemporary grey subway tiling and features an L-shaped bath with an overhead shower, glass screen and a frosted window allowing in soft natural light.

At the rear of the property lies the impressive kitchen and dining area, a true highlight of the home. The kitchen combines sleek light grey cabinetry with matching worktops, wooden open shelving, and a splash back of hand painted tiles for a stylish finish. Modern appliances have been integrated including a fridge freezer, oven, induction hob, washing machine and dishwasher, and a breakfast bar creates a sociable connection to the adjoining dining space.



The dining area is bright and expansive, with a large skylight overhead, bi-fold windows, as well as bi-fold doors opening directly onto the garden. This flexible space is currently arranged with both a dining table and a relaxed seating area, ideal for entertaining or unwinding. Outside, the private garden features a lawn bordered by mature planting.

This home is ideally located just moments from the independent shops and amenities of Coldharbour Road, with a Waitrose only a short walk away. Henleaze High Street, the open green spaces of The Downs, and the vibrant cafés, bars, and restaurants of Whiteladies Road are also all within easy reach.





8 Harcourt Road, Westbury Park, Bristol, BS6 7RG

Approximate Gross Internal Area = 68.97 sq m / 742.38 sq ft

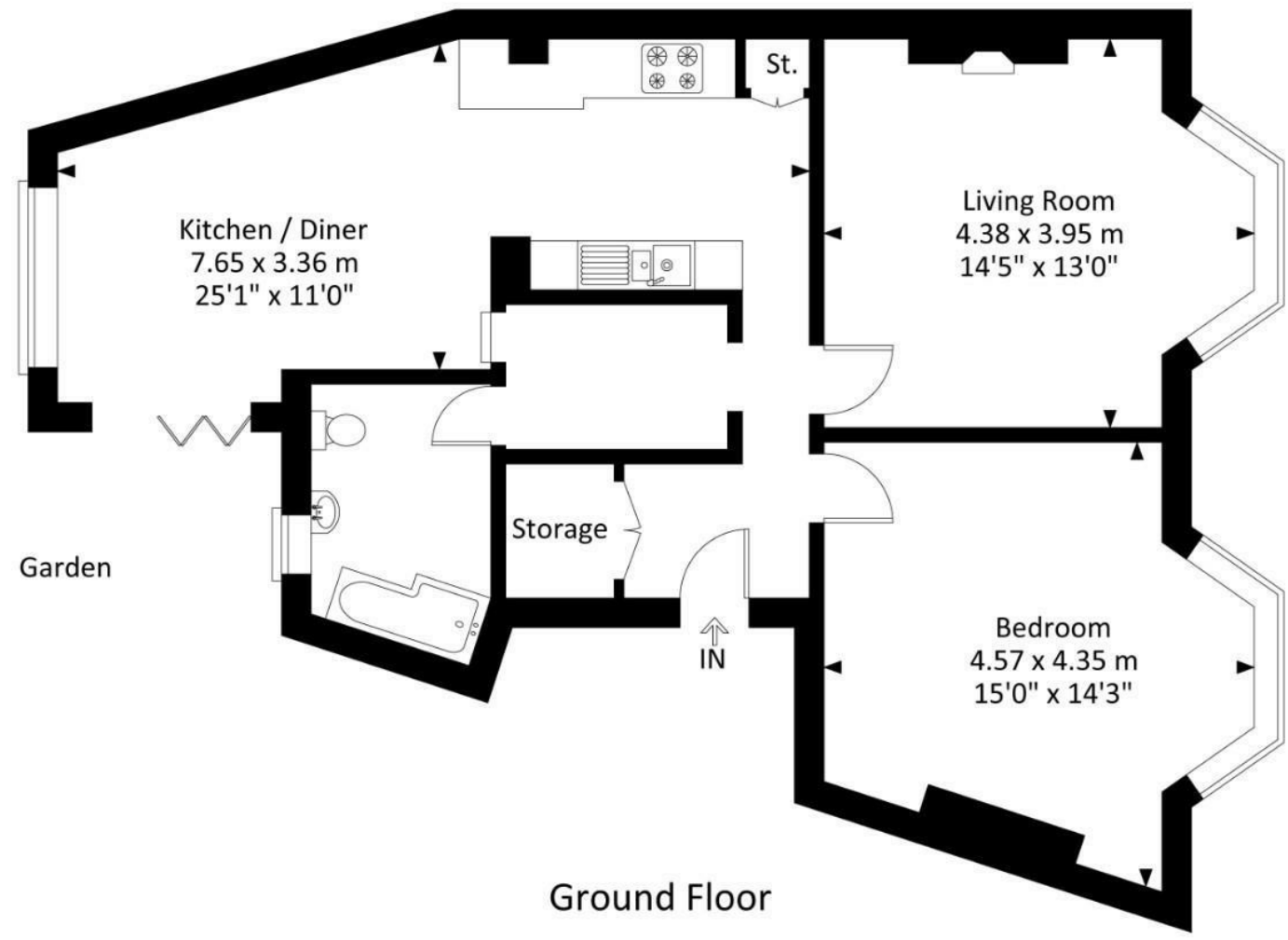


Illustration for identification purposes only, measurements are approximate, not to scale.

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 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 		



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