



HUNTERS®
HERE TO GET *you* THERE

Beaconsfield
Highfield Lane, Horton, Bristol, BS37 6QU
POA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	66	80
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) 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	67	81
EU Directive 2002/91/EC		

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS

This individual detached property enjoys a pleasant position down a lane on the outer edge of Horton and we advise an early internal inspection for full appreciation of the spacious family living accommodation including a hand built kitchen with granite and solid oak work surfaces,four bathrooms(three en - suite), attractive gardens, double garage and off road parking for six cars.

ENTRANCE HALL

Double glazed door to front, double glazed window to side, under stairs cupboard, oak and glass staircase to first floor, double radiator, tiled floor.

L SHAPED LOUNGE DINER

LOUNGE AREA

22'2 NARROWING TO 16'3" x 16'7" MAX

Double glazed window to front, feature fireplace with gas fire, double glazed window to rear, two radiators.

DINING AREA

4.44m (14' 7") x 3.51m (11' 6")

Double glazed window to rear, radiator.

STUDY

3.23m (10' 7") x 2.9m (9' 6")

Double glazed windows to side, radiator.

KITCHEN/BREAKFAST ROOM

6.76m (22' 2") x 3.38m (11' 1") - 8 '8"

Double glazed windows to front and side, range of wall and base units, granite work surface with one and a half bowl sink unit and mixer tap, built in microwave, built in electric double oven, gas hob, cooker hood, further work surfaces, integral fridge freezer, integral dish washer, tiled floor.

UTILITY ROOM

2.79m (9' 2") x 1.68m (5' 6")

Wall and base units, work surfaces, space for washing machine and tumble dryer.

CONSERVATORY

3.96m (13' 0") x 3.25m (10' 8")

Double glazed in oak effect UPVC, dwarf wall, tiled floor, double glazed French doors to garden.

BEDROOM ONE/FURTHER RECEPTION ROOM

4.93m (16' 2") x 3.63m (11' 11")

Double glazed window to side, overhead hoist, laminate flooring, double glazed doors to side, radiator.

EN SUITE BATHROOM

3.35m (11' 0") x 2.77m (9' 1")

White suite of bath, pedestal wash hand basin, W/C, partly tiled, towel radiator, shaver point.

BEDROOM TWO

4.11m (13' 6") x 3.73m (12' 3")

Double glazed window to side, fitted wardrobes, dressing table, bedside cabinets.

ENSUITE

Double glazed window to side, cream coloured vanity wash hand basin, W/C tiled shower area, inset ceiling lights, underfloor heating.

LANDING

Double glazed velux widows, built in cupboards, radiator.

BATHROOM

Double glazed window to side, panelled bath, vanity wash hand basin, W/C, inset ceiling lights, radiator.

BEDROOM THREE

4.47m (14' 8") x 3.66m (12' 0")

Double glazed window to front, fitted wardrobes, built in cupboard into eaves, radiator.

EN SUITE

Double glazed velux window, white pedestal wash hand basin, W/C, shower area, mainly tiled, radiator.

BEDROOM FOUR

3.53m (11' 7") x 2.46m (8' 1")

Double glazed window to front, built in cupboard, radiator.

BEDROOM FIVE

3.76m (12' 4") x 3.73m (12' 3")

Double glazed window to side, built in wardrobes, dressing table.

GARDENS

Attractive gardens laid to lawn, bushes, shrubs and rockery, laid to block paving patio, external oil boiler, garden gate.

DOUBLE GARAGE

5.87m (19' 3") x 5.18m (17' 0")

Detached double garage with remote up and over door, personal door and off road parking for six cars.

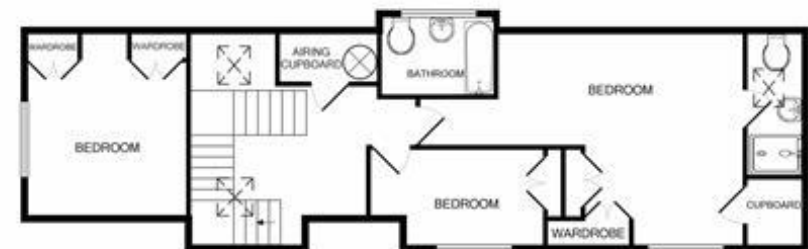
EPC TBC

GENERAL

The property benefits from solar panels.



GROUND FLOOR
APPROX. FLOOR
AREA 167.7 SQ.M.
(1855 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 67.1 SQ.M.
(723 SQ.FT.)
TOTAL APPROX. FLOOR AREA 234.9 SQ.M. (2528 SQ.FT.)
Made with Metropix (2017)

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Hunters 80-82 Station Road, Yate, Bristol, BS37 4PH | 01454 313575 | yate@hunters.com | www.hunters.com

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