



## Highridge Green, Bristol

- Five Bedrooms
- Good Size Rear Garden
- Balcony to Bedroom One
- Nearby Schools And Amenities
- Perfect Family Home

- Off Road Parking For Multiple Cars
- Popular Location
- Separate Living Room/Sitting Room/ Kitchen/ Diner
- Great Condition Throughout
- CALL TODAY TO VIEW!!

**£525,000**

**HUNTERS®**  
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# Highridge Green, Bristol

## DESCRIPTION

### PORCH

6'2" x 5'4"

Access to the porch via the front door. Open arch way to the entrance hall.

### ENTRANCE HALL

9'9" x 13'5"

Access to the entrance hall from the porch. Doors leading to the sitting room, Opening to the living room. Stairs from the ground floor to the first floor.

### SITTING ROOM

12'8" x 15'7"

Access to the sitting room from the entrance hall. Built in fireplace. Double glazed windows to the front.

### LIVING ROOM

18'10" x 10'7"

Access to the living room via opening from entrance hall. Double glazed window to the rear. Sliding doors to the rear garden. Open arch way leading to the kitchen.

### KITCHEN

11'3" x 14'2"

Access to the kitchen from the living room. Door leading out to hallway. Consists of stainless steel sink, built in oven, on the counter hob and extractor fan, matching wall and base units. Double glazed window to the rear.

### HALLWAY

3'3" x 4'7"

Access to the hallway from the kitchen. Door leading to the rear garden. Door to the downstairs W/C. Door leading to the dining room.

### DINING ROOM

10'11" x 15'2"

Access to the dining room from the hallway. Double glazed window to the side and rear. Double doors leading to the utility cupboard.

### DOWNSTAIRS W/C

3'3" x 7'3"

Access to the downstairs W/C from the hallway. Consists of W/C and double glazed window to the rear.

### LANDING

Stairs from first floor to ground floor. Access to all five bedrooms and bathroom and airing cupboard.

### BEDROOM ONE

14'6" x 11'3"

Access to bedroom one from the landing. Double glazed windows to the rear. Double doors leading out to the balcony. Storage cupboard. Consists of walk in shower and wash hand sink basin.

### BALCONY

14'6" x 3'7"

Access to the balcony from bedroom one. Overlooking the rear garden. Stunning views!

### BEDROOM TWO

11'11" x 14'9"

Access to bedroom two from the landing. Double glazed window to the front. Built in wardrobes. Storage cupboard.

### BEDROOM THREE

10'11" x 11'9"

Access to bedroom three from the landing. Double glazed window to the front. Built in wardrobes. Wash hand sink basin.

### BEDROOM FOUR

11'11" x 11'11"

Access to bedroom four from the landing. Double glazed window to the rear.

### BEDROOM FIVE

6'11" x 8'9"

Access to bedroom five from the landing. Double glazed window to the rear.

### BATHROOM

6'11" x 12'9"

Access to the bathroom from the landing. Consist of bath with shower above. Wash hand sink basin and W/C. Double glazed window to the front.

### FRONT GARDEN

Off road parking for multiple cars. Enclosed by walls. Access to the front door. Gate to the side leading to the rear garden.

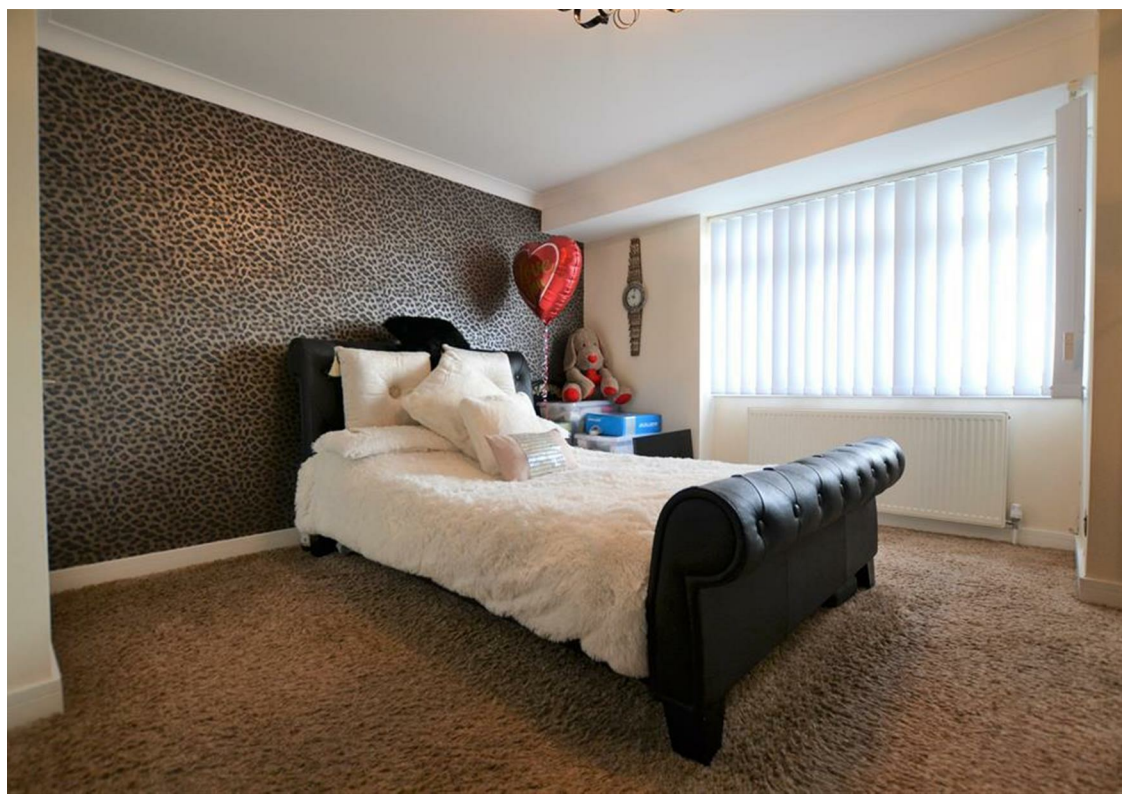
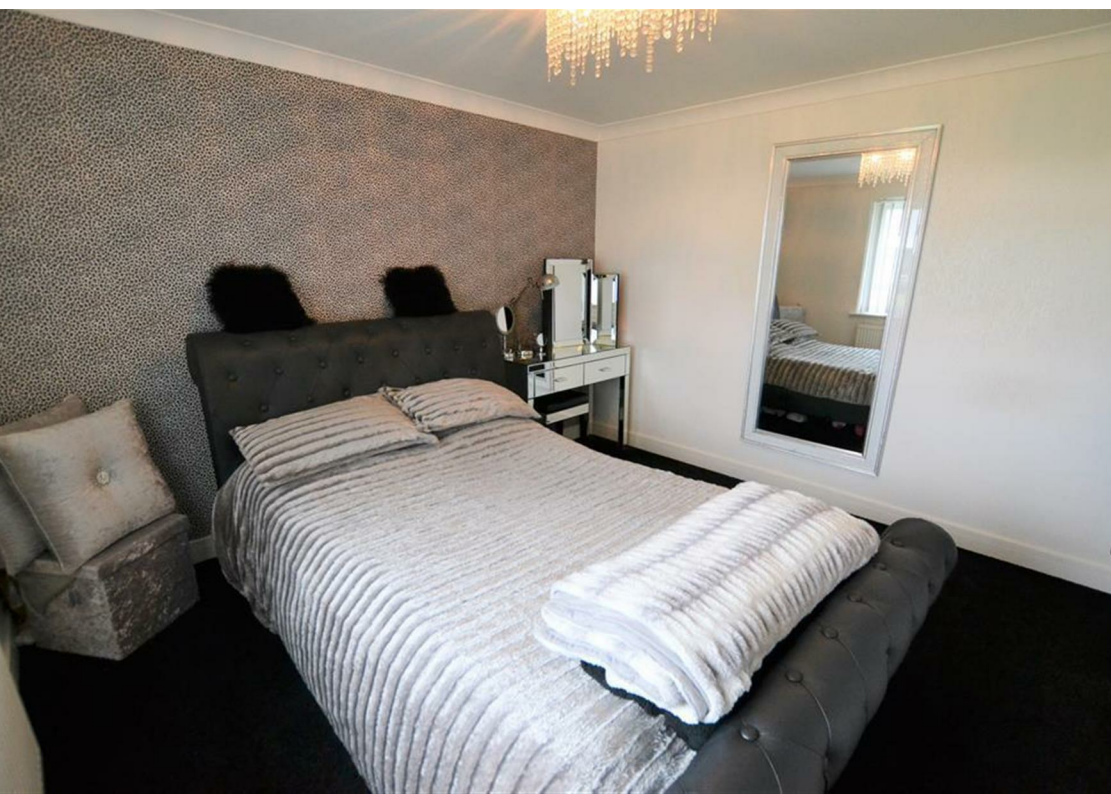
### REAR GARDEN

Access to the rear garden via door in hallway. Lawn area. Patio area and stone area. Enclosed by fences. Side gate leading to the front garden.

Hunters Estate Agents are pleased to bring to the market this immaculately presented, extended family home on a popular road in Uplands, South Bristol. The property has undergone renovation and extension making it the perfect home for a growing family. The property is situated on Highridge Green, which is a popular road in Uplands, South Bristol. The property is positioned perfectly for local schools and amenities. Comprising in brief a living room, dining room, sitting room, kitchen, five bedrooms, including a balcony to number one and a bathroom. Further benefits include off-road parking and a large rear garden. CALL TODAY TO VIEW!









GROUND FLOOR



1ST FLOOR



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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

**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.

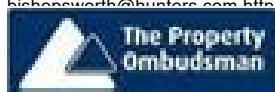
### Viewing

Please contact our Hunters Bishopsworth Office on 0117 244 4441 if you wish to arrange a viewing appointment for this property or require further information.

25 Highridge Road, Bristol, BS13 8HJ

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