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FOR SALE

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9 Headley Walk, Bristol, BS13 7NS

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£425,000

Offered with NO ONWARD CHAIN, set in a peaceful cul-de-sac in the ever-popular Headley Park, this fully renovated and extended three-bedroom home offers spacious, modern living in a convenient family-friendly location.

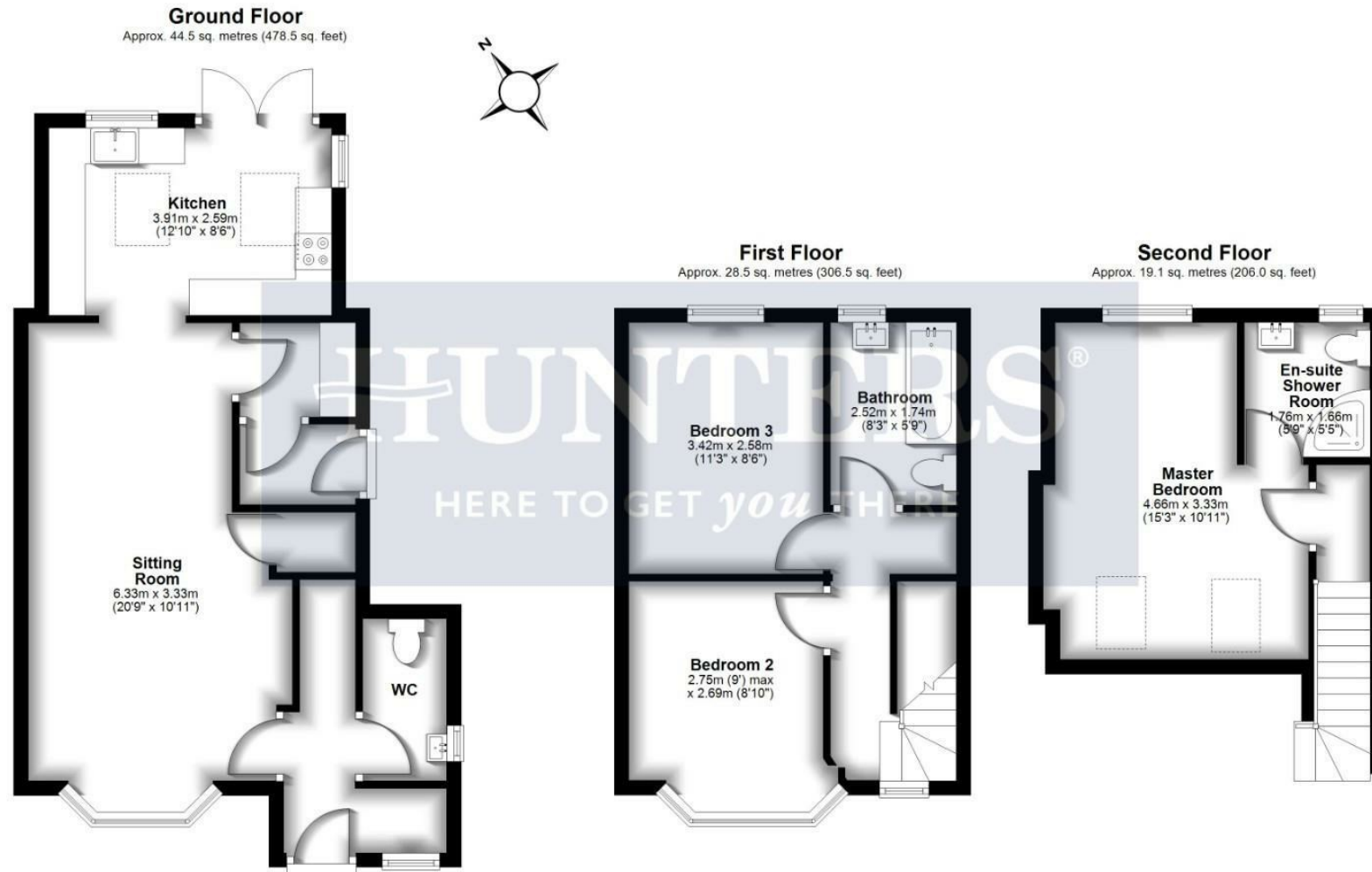
The property has been updated to a high standard throughout, with an inviting open-plan living/dining space, skylights, and French doors opening onto a decked rear garden. There is also a utility room, ground floor W.C., and useful side access with storage. Upstairs are two double bedrooms and a stylish family bathroom, while the top floor hosts a full-width master suite complete with ensuite shower room.

Externally, the home boasts a generous driveway for multiple vehicles, a garage, and a landscaped rear garden with decking and artificial lawn.

Headley Park is highly sought-after for its strong community feel and excellent local amenities. Within walking distance are shops, cafes, and schools including Headley Park Primary, Bedminster Down Secondary and access to further education at nearby institutions. Green spaces are close by, including the Malago River walkway, Hengrove Leisure Centre, and local parks. For commuters, there are regular bus services into Bristol City Centre, easy access to the A38 and M5, and nearby rail links from Parsons Street Station.

This is a superb family home combining modern comfort, generous space, and a location that ticks every box.

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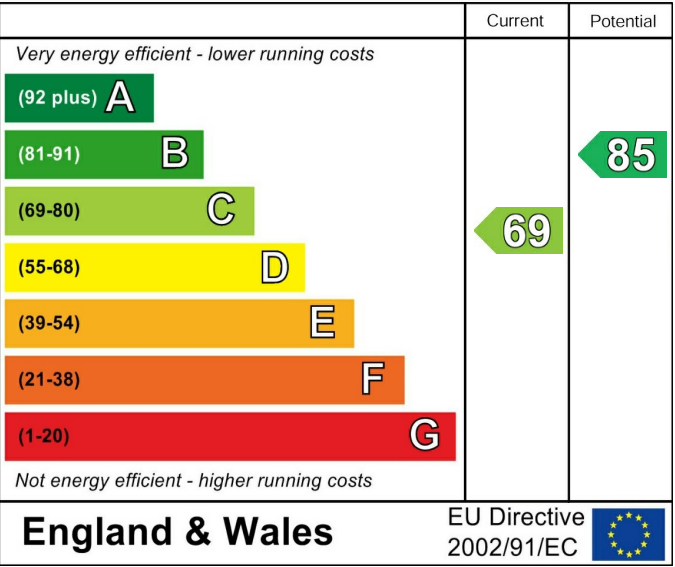


Total area: approx. 92.1 sq. metres (991.0 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 85        |
| (69-80) <b>C</b>                            | 69                      |           |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

Energy Efficiency Rating



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. 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.

