

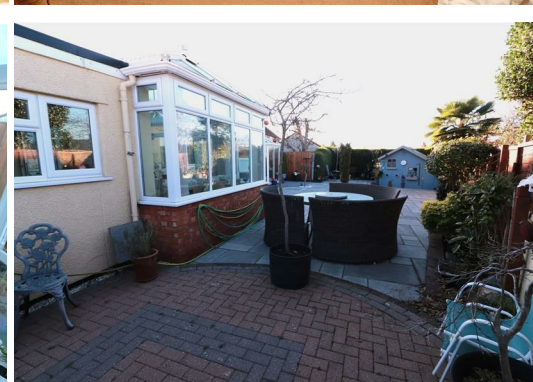


32 Henfield Road, Coalpit Heath, Bristol

- Extended Detached Bungalow
 - Chalet Style
 - Two Conservatories
 - Gardens to Front & Rear
 - Viewing Advised
- 4/5 Bedrooms
- Two En-Suites & Family Bathroom
- Double Garage & Parking
- Village Location

£625,000

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HERE TO GET *you* THERE



Hunters are delighted to offer for sale this well presented extended detached Chalet style bungalow. The versatile property briefly comprises entrance porch, entrance hallway, study/bedroom five, lounge/diner, kitchen/breakfast room, two conservatories, two bedrooms (master en-suite shower room), and family bathroom to the ground floor. Upstairs can be found a further two bedrooms (one en-suite bathroom). Further benefits include gas central heating, double glazing, gardens to the front and rear, double garage with additional parking for several vehicles. This property is situated in a sought after village location close to local shops, pub and reputable schools. Viewing strongly advised.

Entrance Porch

Double glazed door and full length double glazed side panel, double glazed window to the side, tiled floor, multi paned door into

Entrance Hallway

Stairs to first floor, radiator, wood effect flooring, doors into

Lounge/Dining Room

26'2" x 12'10"

Two double glazed windows to the front, double glazed window to the side, two radiators, TV point, feature fireplace.

Kitchen/Breakfast Room

19'7" x 9'3" - 10'5"

Double glazed window to the rear, double glazed door to the side, range of wall, drawer and base units with work surface over, stainless steel 1.5 sink unit, part tiled walls, built in double oven with 5 ring gas hob and extractor hood over, integrated fridge/freezer, washing machine and dishwasher, built in wine racks, space for table and chairs, down lighters, ceiling spotlights, TV point, two radiators, tiled floor, double glazed patio door into

Conservatory

12'8" x 8'9"

Double glazed construction on a dwarf wall, with glass roof, tiled floor, TV point, radiator, double glazed French doors to the rear.

Bathroom

8' x 6'3"

Double glazed window to the side, white suite comprising P-shaped panelled bath with shower extension to mixer tap, WC, pedestal wash hand basin, radiator, ceiling spotlights.

Study/Bedroom Five

8'5" x 8'3"

Double glazed window to the side, radiator, TV point.

Bedroom One

13'5" x 10'6"

Double glazed window to the rear, radiator, TV point, door into

En-Suite

White suite comprising tiled shower cubicle, pedestal wash hand basin, WC, part tiled walls, extractor fan, radiator.

Bedroom Two

13'7" x 12'

Double glazed window to the side, double glazed window to the rear, TV point, radiator, built in wardrobes, dressing table with matching drawers and bedside cabinets.

1st Floor Landing

Storage cupboard with shelving, doors into

Bedroom Three

16'9" x 10'6"

Two double glazed velux window, beams, radiator, TV point, built in wardrobes, door into

En-Suite Bathroom

9'2" x 8'2"

Double glazed window, white suite comprising panelled bath with shower extension to mixer tap, WC, vanity wash hand basin, part tiled walls, radiator, cupboard housing Worcester gas boiler.

Bedroom Four

13'2" x 9'2"

Double glazed velux window, TV point, radiator, built in wardrobes, eaves storage, beams.

Outside

The enclosed walled front garden has gated access with brick paved pathway leading to the front door, with stone driveway providing additional parking as well as gated brick paved double gated parking leading to the garage.

The enclosed westerly facing rear garden is laid to patio with brick paved areas, shrub, tree and plant borders, outside tap, garden shed, free standing conservatory, outside electrics, gated access to both sides of the property and courtesy door into the garage.

Conservatory

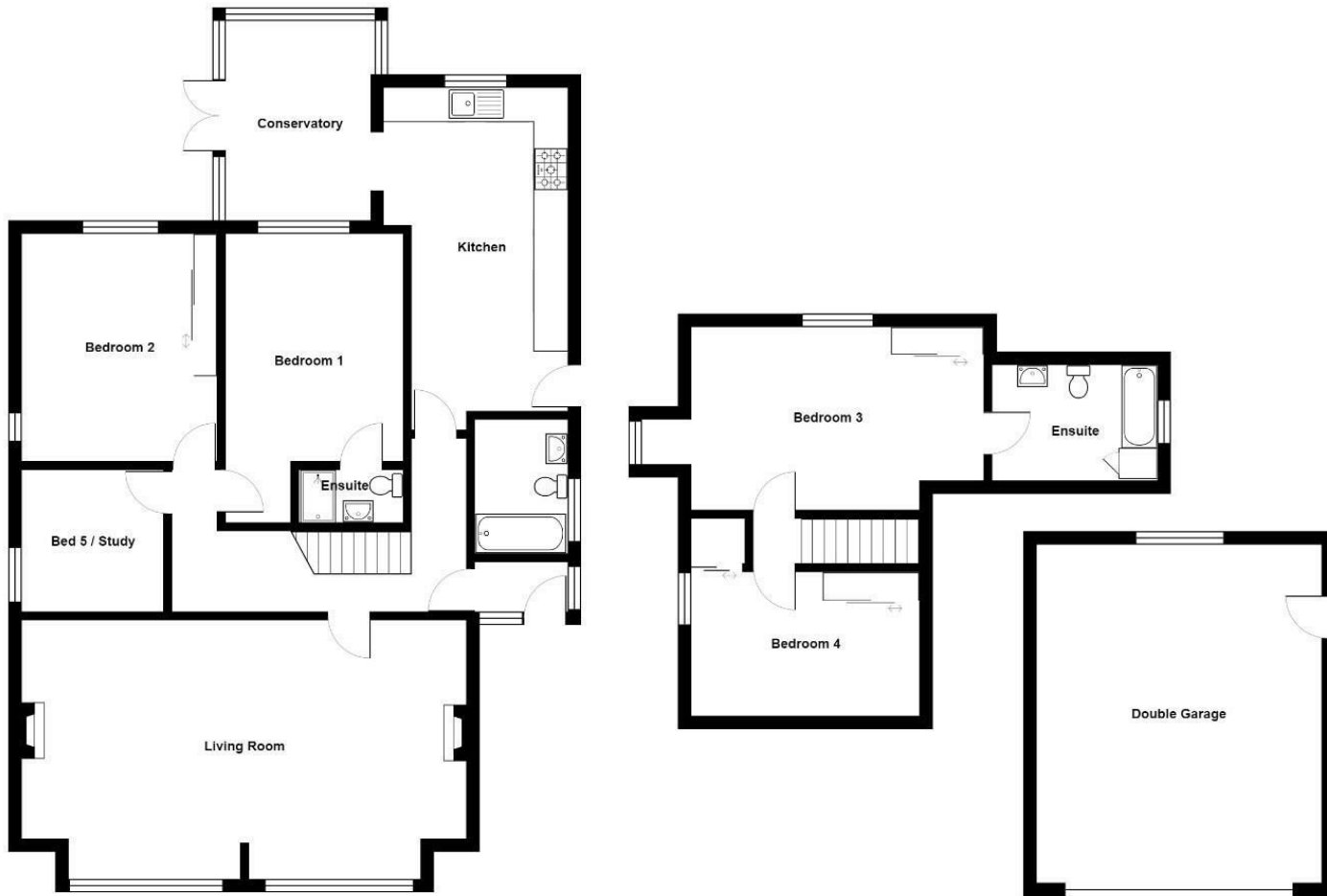
16'7" x 12'9"

Double glazed construction with glass roof.

Double Garage


19'4" x 16'1"

Detached double garage with electric up and over door, light and power, glazed window to the rear, courtesy door to the garden.



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) A			
(81-91) B			
(69-80) C		65	75
(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 	

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 Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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