



# Hampden Close, Bristol, BS37 5UW

£425,000

4 2 3 D

Welcome to this spacious four-bedroom house in a popular location. This delightful property boasts a welcoming entrance hall that leads to a convenient downstairs cloakroom, perfect for guests. The lounge diner is an ideal space for family gatherings and entertaining, while the double glazed conservatory offers a lovely spot to relax and enjoy the views of the garden. The modern kitchen/breakfast room is well-equipped with appliances. Upstairs, you will find four bedrooms, providing ample space for family or guests. The property also includes a well-appointed bathroom and a separate shower room, ensuring convenience for all. The westerly facing rear garden is a delightful outdoor space, perfect for enjoying the afternoon sun. Additionally, the property benefits from off-road parking and a garage with a remote door, providing ease of access. Situated in a popular location, this home enjoys a pleasant position with easy access to local amenities and transport links. The property is fitted with double glazing and gas central heating, ensuring comfort throughout the year. This is a wonderful opportunity to acquire a lovely family home in a sought-after area. Don't miss your chance to view this fine property.



#### ENTRANCE HALL

Double glazed door to front, understairs cupboard/drawers, stairs to first floor, radiator.

#### DOWNSTAIRS CLOAKROOM

Double glazed window, wash hand basin, W/C.

#### LOUNGE/DINER 23'1"x 11'7" - 10'8" - 8'8"

Double glazed window to front, feature fire place with coal effect gas fire, two radiators, double glazed sliding door to conservatory.

#### KITCHEN BREAKFAST ROOM 17'2" x 9'3"

Double glazed window to rear, range of modern wall and base units, work surfaces, mini breakfast bar, built in electric oven and separate gas hob, microwave, one and a half bowl single drainer sink unit, tiled splashbacks, Valliant gas boiler, integral fridge, freezer, dishwasher, washing machine and tumble dryer, remote blinds, inset ceiling lights, radiator, double glazed door to rear garden.

#### CONSERVATORY 9'9"x 9'0"

Double glazed windows, dwarf wall, roof windows, remote blinds, inset ceiling lights.

#### LANDING

Access to roof space, storage cupboard.

#### BEDROOM ONE 13'10" ( to inside of wardrobes ) x 10'4"

Double glazed window to front, fitted wardrobes, radiator.

#### BEDROOM TWO 10'4" ( to inside of wardrobe ) x 9'1"

Double glazed window to rear, fitted wardrobes, radiator.

#### BEDROOM THREE 17'1" ( to inside of wardrobe ) x 7'6"

Double glazed window to front, fitted wardrobe, radiator.

#### BEDROOM FOUR 8'4" x 7'3"

Double glazed window to front, radiator.

#### BATHROOM

Double glazed window to rear, bath with shower over, vanity wash hand basin, W/C, tiled walls, radiator.

#### SHOWER ROOM

Double glazed window to rear, shower cubicle, vanity wash hand basin, W/C, tiled walls, radiator.

#### FRONT GARDEN

Laid to block pavier, central stone shrub bed, and off road parking area.

#### REAR GARDEN

Westerly facing rear garden with decking areas, gravel stones, patio, garden seat, two water features, garden shed with power and light.

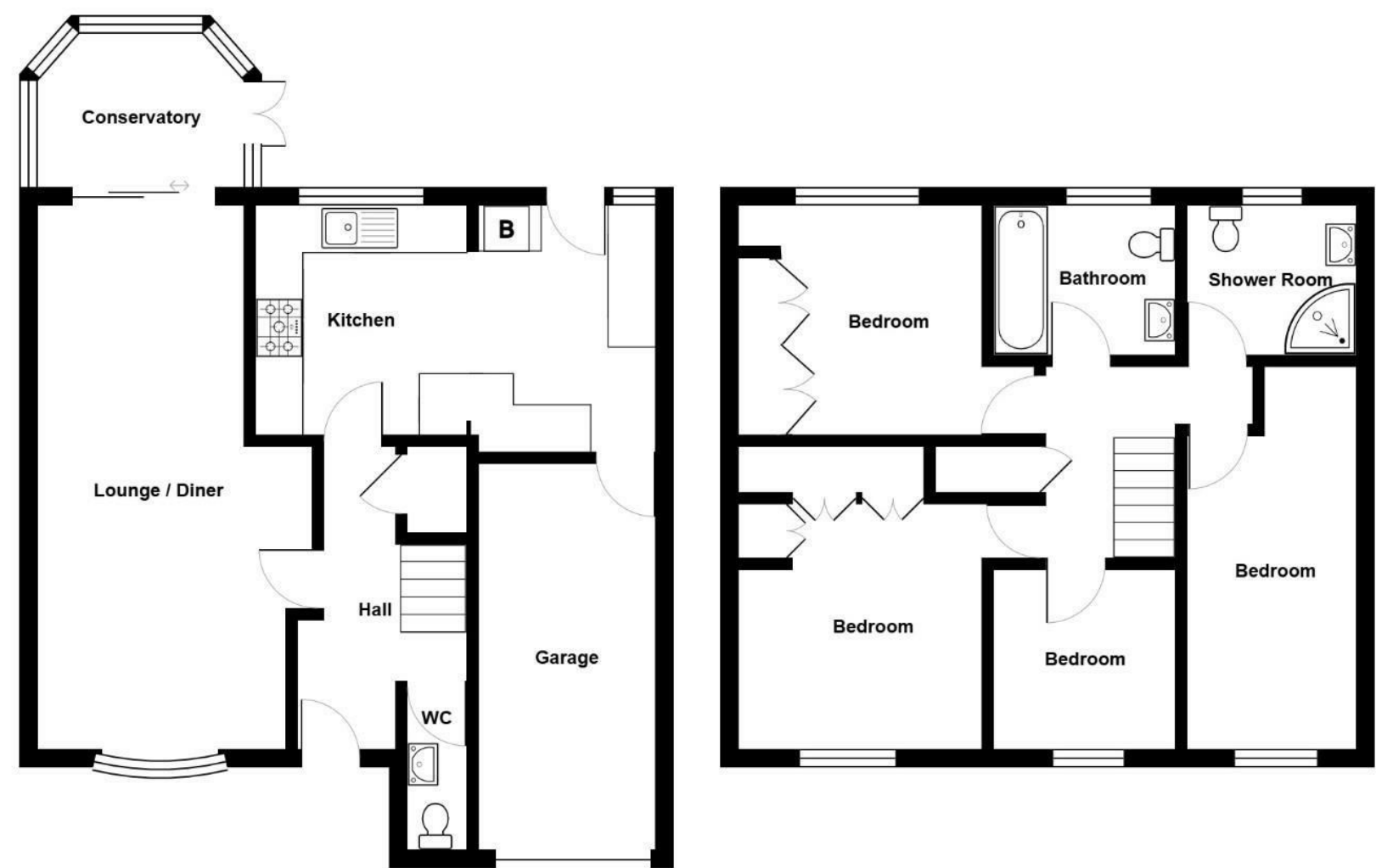
#### GARAGE

Single up and over remote door.

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Tenure: Freehold  
Council Tax Band: D

- Four Bedroom Property
- Entrance Hall
- Downstairs Cloakroom
- Lounge/Diner
- Modern Well Fitted Kitchen/Breakfast Room
- Gas Central Heating, Double Glazing
- Double Glazed Conservatory
- Westerly Facing Rear Garden
- Garage with remote door and Off Road Parking
- Popular Location



| Energy Efficiency Rating                           |           |                                                                                                               |
|----------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                                    | Current   | Potential                                                                                                     |
| <i>Very energy efficient - lower running costs</i> |           |                                                                                                               |
| (92 plus) <b>A</b>                                 |           | <b>81</b>                                                                                                     |
| (81-91) <b>B</b>                                   |           |                                                                                                               |
| (69-80) <b>C</b>                                   |           |                                                                                                               |
| (55-68) <b>D</b>                                   | <b>68</b> |                                                                                                               |
| (39-54) <b>E</b>                                   |           |                                                                                                               |
| (21-38) <b>F</b>                                   |           |                                                                                                               |
| (1-20) <b>G</b>                                    |           |                                                                                                               |
| <i>Not energy efficient - higher running costs</i> |           |                                                                                                               |
| 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  |

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.

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