



**Battson Road, Bristol**  
, BS14 8SW

**£425,000**



# Battson Road, Bristol

## DESCRIPTION

We are pleased to present this beautifully maintained and extended three-bedroom semi-detached home, located in the highly sought-after area of Stockwood. Thoughtfully designed, this impressive property is perfect for families seeking both comfort and practicality, offering versatile living spaces and a modern finish throughout.

As you enter, a bright and spacious entrance hall welcomes you, leading to a multi-functional reception room. This adaptable space can be used as a children's playroom, home office, or even as a fourth bedroom. Additionally, there is a convenient downstairs WC, ideal for guests. The heart of the home is the expansive open-plan lounge and dining area, which provides an excellent space for relaxing or entertaining, with ample room for dining. This area flows seamlessly into the fully integrated kitchen, offering lovely views over the rear garden.

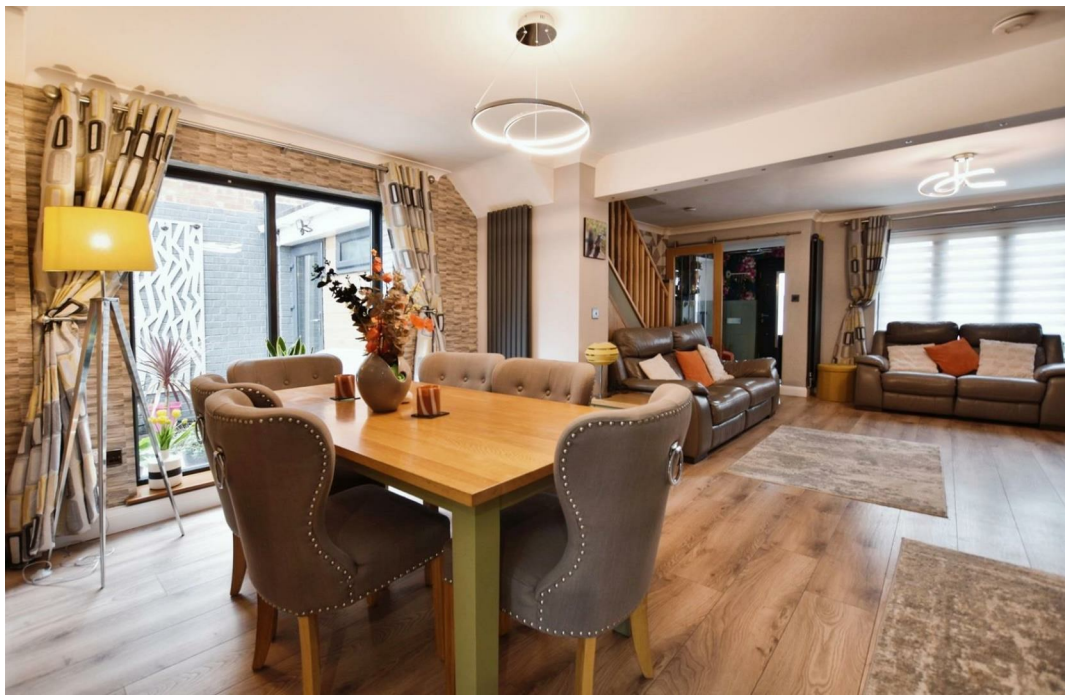
Upstairs, the first floor features three generously sized bedrooms, each with large windows allowing plenty of natural light, and a tastefully designed family bathroom.

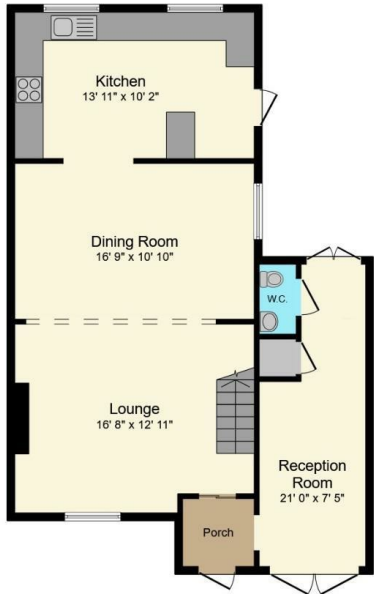
The external features are equally impressive. The private, enclosed rear garden has been meticulously landscaped by the current owners, with stylish seating areas perfect for alfresco dining, a low-maintenance astroturf lawn, and a log cabin, combining practicality with aesthetic charm. This inviting garden is ideal for both relaxation and entertaining during the warmer months.

At the front of the property, there is ample off-street parking for multiple vehicles, making it convenient for families with several cars or visitors. With its blend of curb appeal, modern living, and convenience, this home is a rare find in Stockwood. The roof was replaced within the last two years, adding further peace of mind.

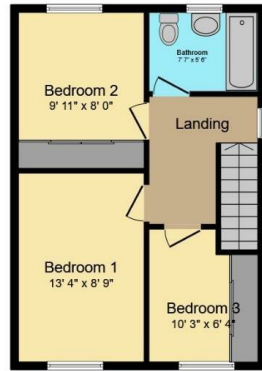


# ROOMS



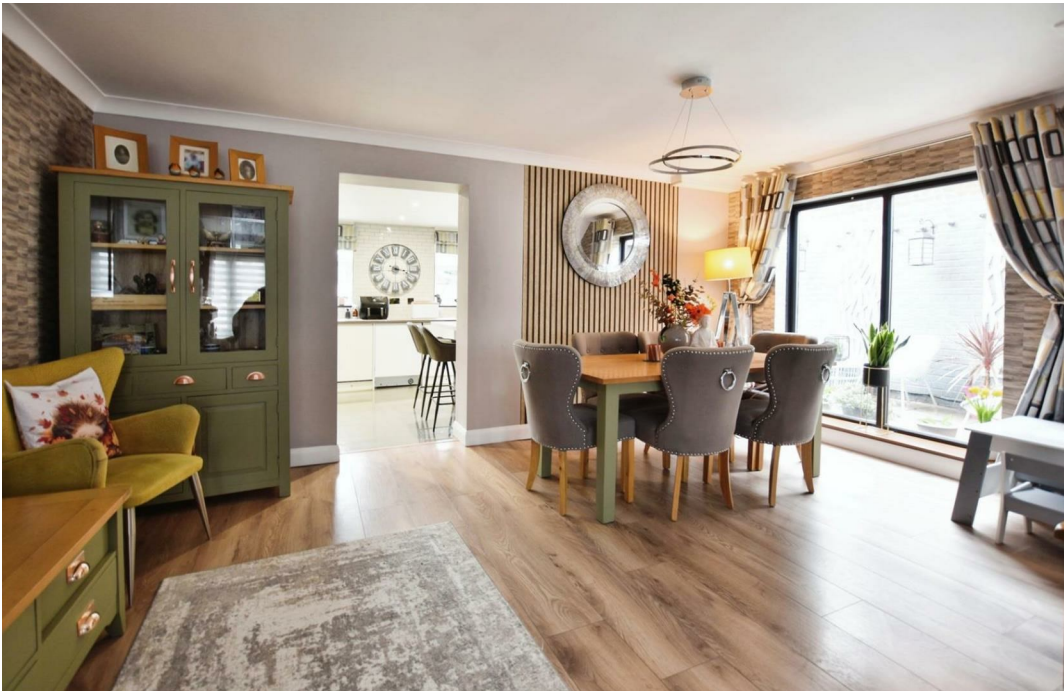


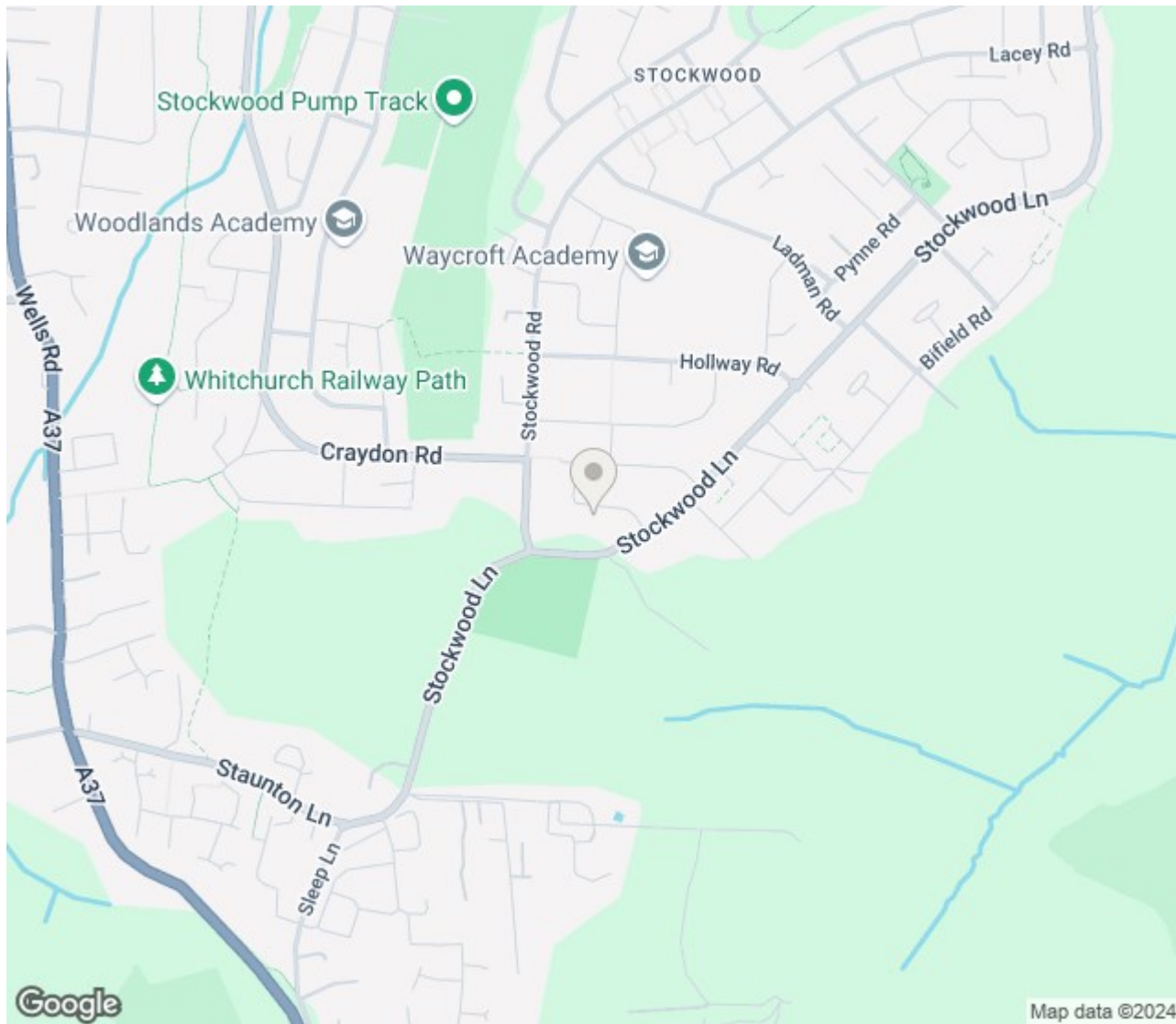
Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





## ENERGY PERFORMANCE CERTIFICATE

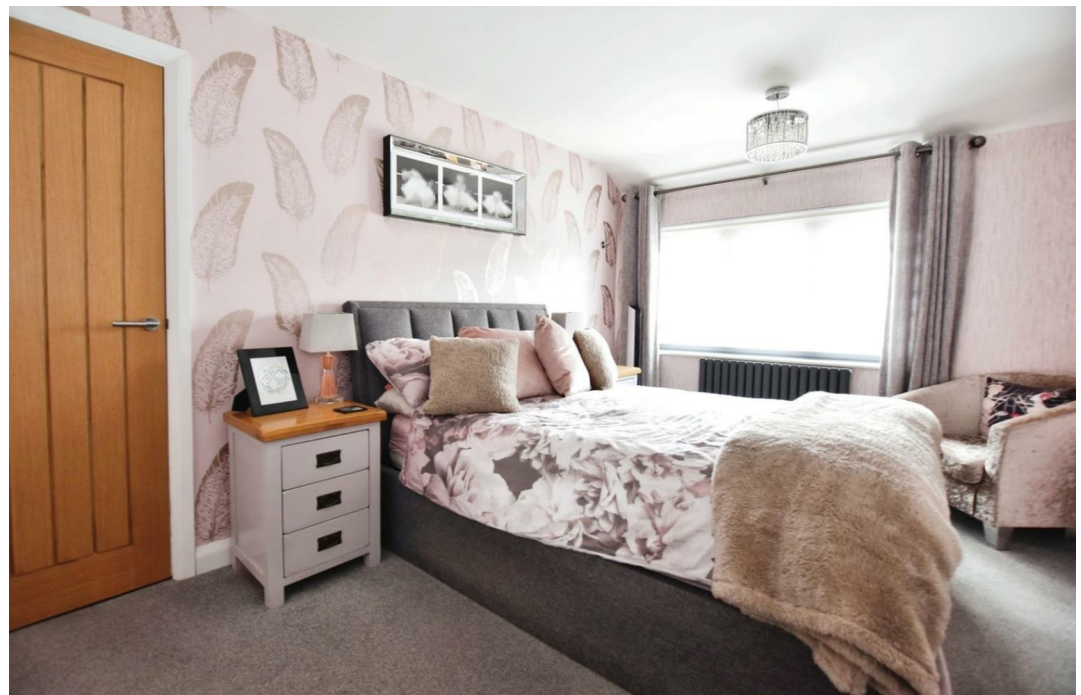
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### 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.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | [whitchurch@hunters.com](mailto:whitchurch@hunters.com)**









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