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28 Hardenhuish Road, Brislington, Bristol, BS4 3SU

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£395,000

Situated on the popular Hardenhuish Road, this delightful mid-terrace house, built in the 1930s, offers a perfect blend of character and modern convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

A notable feature of this residence is the sun room, which invites natural light and offers a serene space to unwind. The well-equipped utility room adds practicality to daily living, ensuring that chores are managed with ease. The bathroom is thoughtfully designed, catering to the needs of the household.

For those with vehicles, the property includes a large double garage that features loft space and an electric vehicle charging point, making it a perfect choice for eco-conscious buyers.

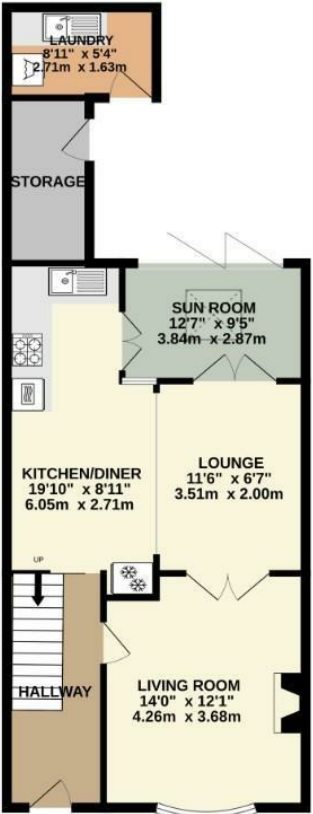
Situated close to Sandy Park Road a bustling street in Brislington, Bristol, known for its mix of independent shops, cafés, and local businesses. It serves as a key route connecting the area to the city centre, offering a vibrant community atmosphere with a blend of residential and commercial spaces. The road is popular for its convenience, friendly local feel, and proximity to nearby green spaces like Arnos Vale and Nightingale Valley.

In summary, this charming mid-terrace house on Hardenhuish Road presents a wonderful opportunity to enjoy comfortable living in a quiet residential community, with all the essential amenities and transport links at your doorstep. Don't miss the chance to make this lovely property your new home.

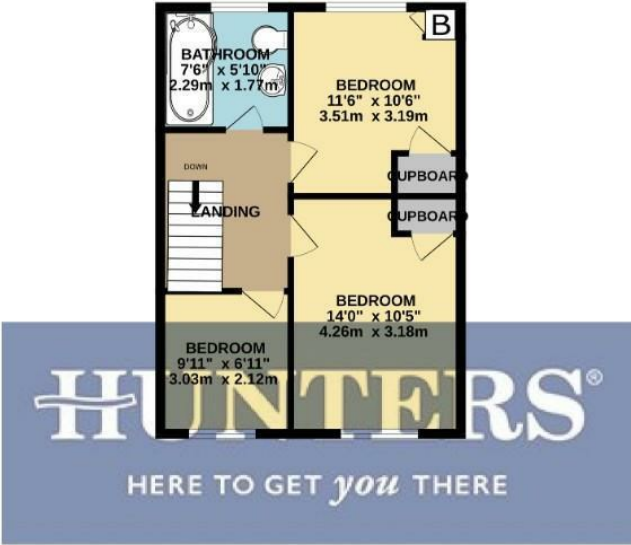
Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948  
knowle.bristol@hunters.com | www.hunters.com



GROUND FLOOR



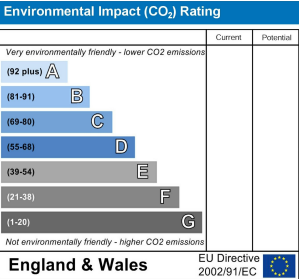
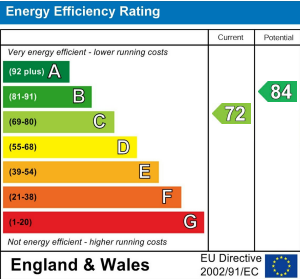
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Entrance Hall

Composite entrance door, cupboard housing meters, radiator, laminate flooring, stairs to first floor, doors to rooms

### Kitchen/Dining Room

Range of wall and base units with worksurfaces above, sink drainer, gas hob, fitted oven and grill, space for dishwasher, space for upright fridge/freezer, patio doors leading to the sun room, opening to the lounge, uPVC double glazed window to rear, radiator, laminate flooring

### Lounge

uPVC double glazed doors leading to the sun room, radiator, carpet

### Living Room

uPVC double glazed bay window to front, feature fireplace, radiator, laminate flooring

### Sun Room

Triple bi folding doors leading to the rear garden, laminate flooring skylight

### utility

Situated in an outbuilding, sink drainer, plumbing for washing machine, space for tumble dryer

### Landing

Loft access, carpet

### Bedroom One

uPVC double glazed window to front, radiator, laminate flooring

### Bedroom Two

uPVC double glazed window to rear, storage cupboard housing the combi boiler, radiator, laminate flooring

### Bedroom Three

uPVC double glazed window to front, radiator, laminate flooring

### Bathroom

uPVC double glazed window to rear, pea shaped bath with mixer shower, low level w.c, wash hand basin, towel radiator, vinyl flooring

### Rear Garden

Enclosed with patio area and artificial lawn. access to outbuildings and garage


### Garage

Large Garage with loft space situated to the rear of the property, electric up and over door, power, water and an electric charging point

### Front Garden

Steps up to front entrance door, artificial lawn, flower borders and bin storage

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</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		
<b>England &amp; Wales</b>	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. 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.



















