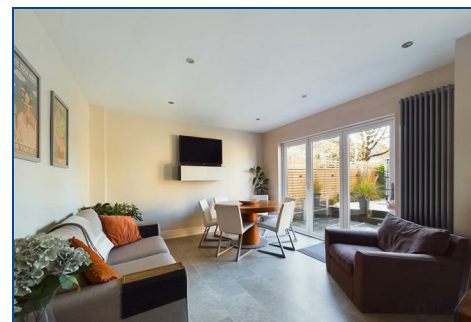
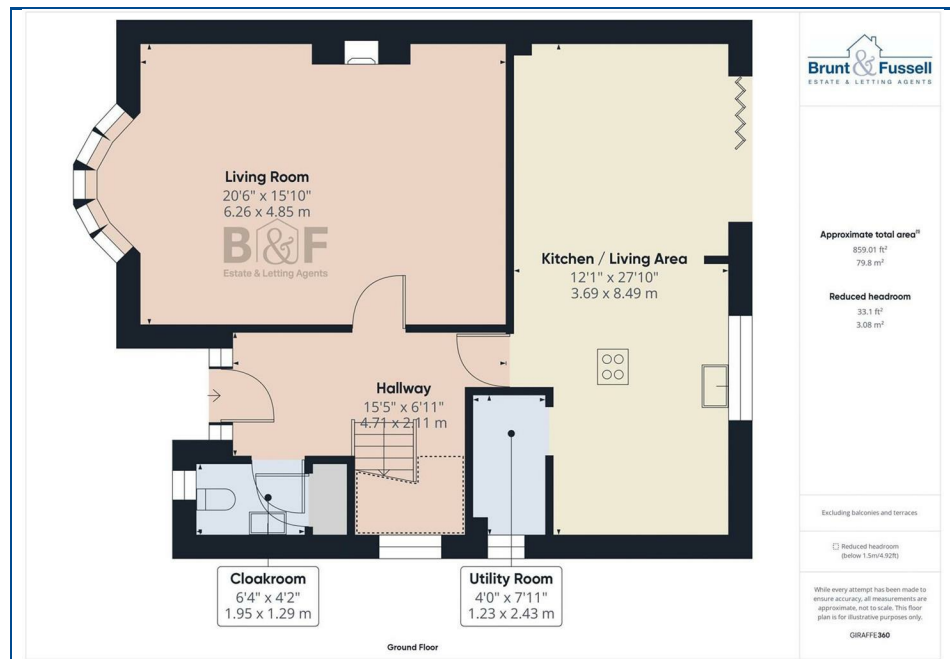
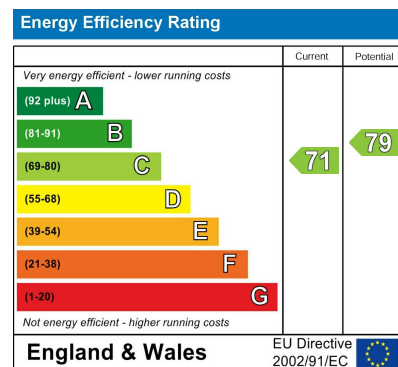


Brunt & Fussell

t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Executive Detached House
- Double Garage
- Luxury Kitchen
- Superb Order Throughout
- Sought After Road
- Close To Page Park

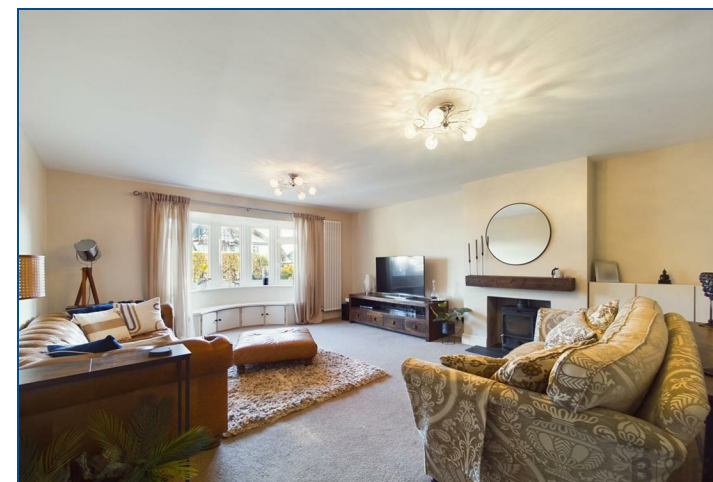


MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.



Hill House Road Staple Hill, BS16 5RT
£650,000



Hallway 15'5" x 6'11"

Cloakroom 6'4" x 4'2"

Living Room 20'6" x 15'10"

Kitchen/Diner 12'1" x 27'10"

Utility room 4'0" x 7'11"

First Floor Landing 13'1" x 3'1"

Master Bedroom 16'9" x 15'11"

En-suite 6'4" x 6'2"

Bedroom Two 11'1" x 11'6"

Bedroom Three 7'8" x 15'11"

Bedroom Four 8'9" x 11'6"

Family Bathroom 6'6" x 8'1"

Outside

Off street parking to the front, with lovely enclosed garden with a double garage to the side.

We are delighted to be able to offer for sale this truly stunning four bedroom executive style detached house, with lovely fully enclosed landscaped garden, detached double garage and ample off-street parking. Situated on this sought after road only a short walk from Page Park. The property has been vastly improved in recent years and offers deceptively spacious family accommodation, which briefly comprises hallway, cloakroom, large lounge with wood burner, luxury fitted kitchen, dining room, utility room, four generous bedrooms (master with fine range of fitted wardrobes and en-suite) and family bathroom. The house is close to the amenities of both Staple Hill and Downend, local schools, bus routes, and the Bristol to Bath cycle track. The ring road and motorway network are only a short commute away. Detached properties of this size and quality rarely come to the market. We therefore strongly recommend an early inspection. Council Tax F. Energy Rating C.

**** PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR****

