



- **Energy Rating - D**
- **Bay Fronted Lounge**
- **Southerly Facing Rear Garden**
- **Upvc Double Glazing**
- **Three Bedrooms**
- **Kitchen / Diner**
- **First Floor Bathroom**
- **Gas Central Heating**

A Spacious 1930s Bay-Fronted Family Home in a Prime Hengrove Location

Ideally situated just moments from Hengrove Leisure Park, South Bristol Skills Academy, South Bristol Community Hospital, a multiplex cinema, a wide selection of restaurants, and major supermarkets including Asda and Tesco, this home offers exceptional convenience for families and professionals alike. With excellent transport links including the A4174 for access to Bristol Airport and the MetroLink to the city centre, Hengrove Square is perfectly positioned for modern living.

This well-presented and generously proportioned 1930s-style bay-fronted terraced home features three bedrooms, a bright bay-fronted lounge, a spacious kitchen/diner ideal for family meals or entertaining, and a modern first-floor bathroom. To the rear, a good-sized, southerly facing garden provides plenty of outdoor space for relaxation or play.

A fantastic opportunity for those seeking a family home in a well-connected and thriving South Bristol neighbourhood.

Living Room 12'1" x 11'5" (3.7 x 3.5)

Kitchen/Diner 17'0" x 13'1" (5.2 x 4)

Bedroom One 13'1" x 9'10" (4 x 3)

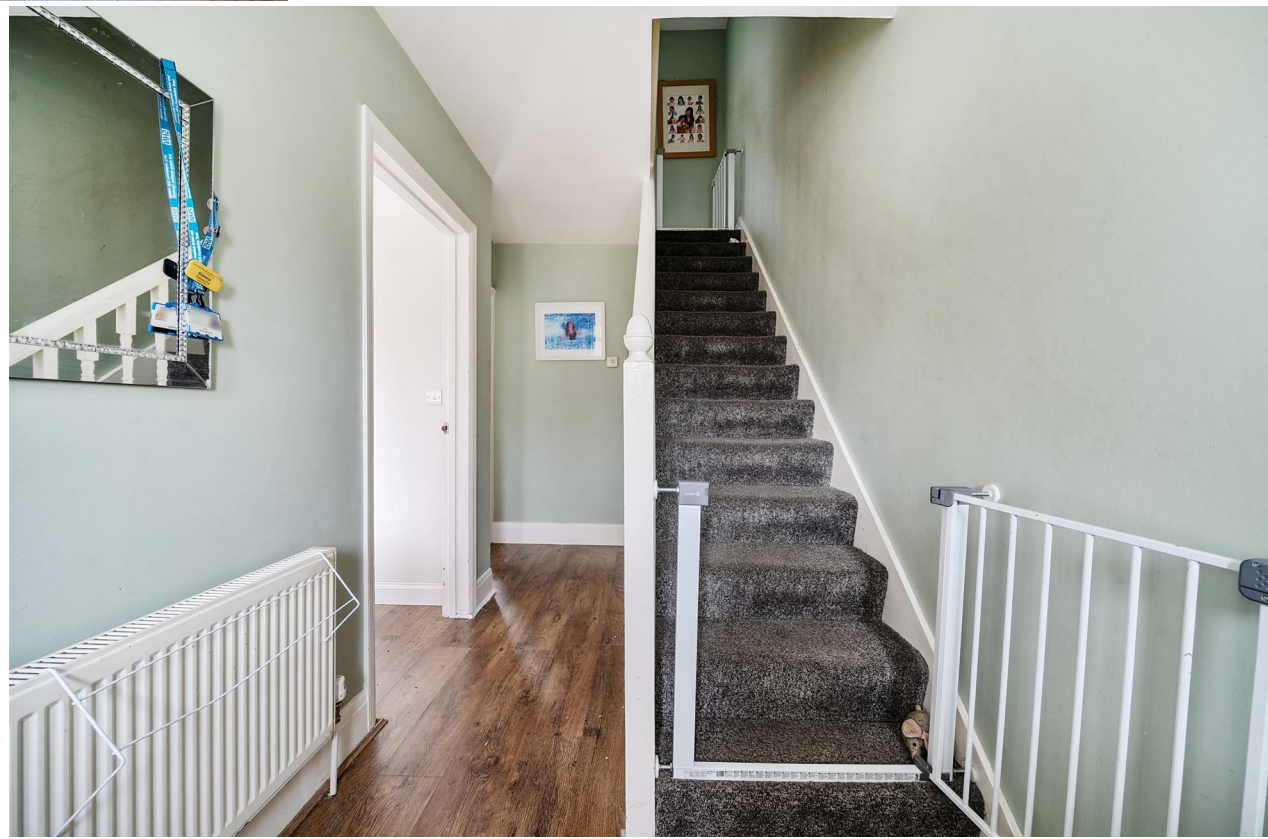
Bedroom Two 12'1" x 10'4" (3.7 x 3.15)

Bedroom Three 8'10" x 7'6" (2.7 x 2.3)

Bathroom 5'6" x 5'2" (1.7 x 1.6)

Tenure - Freehold

Council Tax - Band B



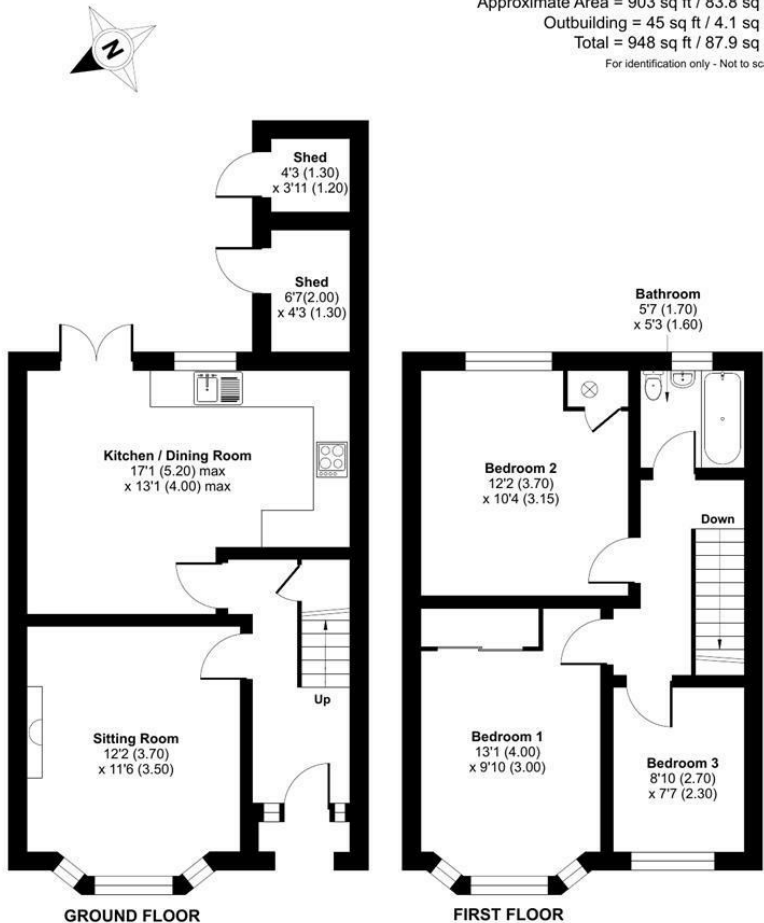






Westleigh Park, Bristol, BS14

Approximate Area = 903 sq ft / 83.8 sq m
Outbuilding = 45 sq ft / 4.1 sq m
Total = 948 sq ft / 87.9 sq m
For identification only - Not to scale

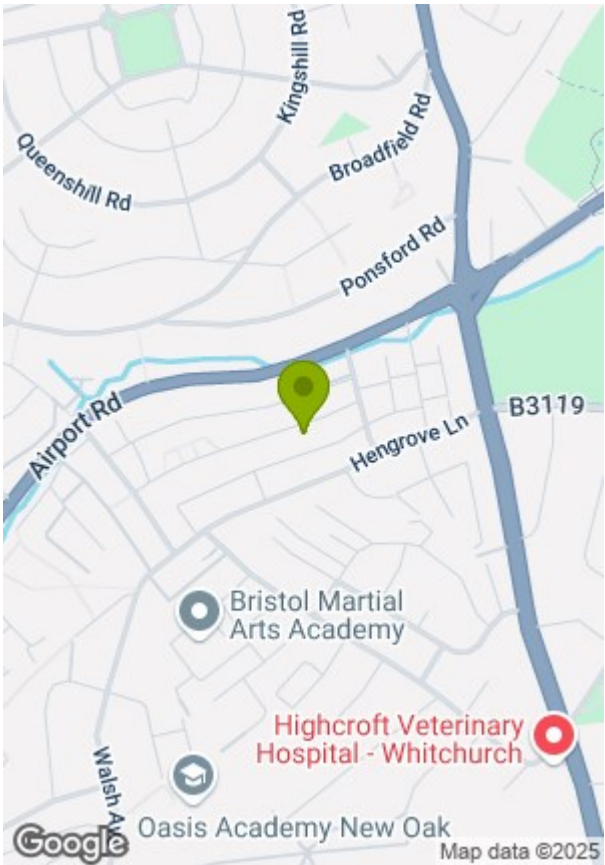


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1278586

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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