



Connells

Hazel Brook Gardens
Bristol



Property Description

Hazel Brook Gardens is a small residential development comprising of uniquely built family homes.

The property is brilliantly positioned on the outskirts of Westbury-on-Trym borders and within close

proximity to the M4/M5 motorway networks and the shopping facilities of Cribbs Causeway. Well

positioned for Marlwood School and Brentry Primary School.

Agents Note

Service Charge: There is a charge of £350 (approx) per year for site upkeep until the road is adopted by the Council.

Entrance Hall

Cloakroom

Lounge

23' 10" x 12' 5" (7.26m x 3.78m)

Kitchen

23' 11" x 15' max (7.29m x 4.57m max)

Landing

Bedroom

14' x 12' 7" (4.27m x 3.84m)

Ensuite

Bedroom

14' 1" x 9' 11" (4.29m x 3.02m)

Bedroom

12' 4" x 9' 6" (3.76m x 2.90m)

Bedroom

9' 11" x 9' 8" (3.02m x 2.95m)

Bathroom

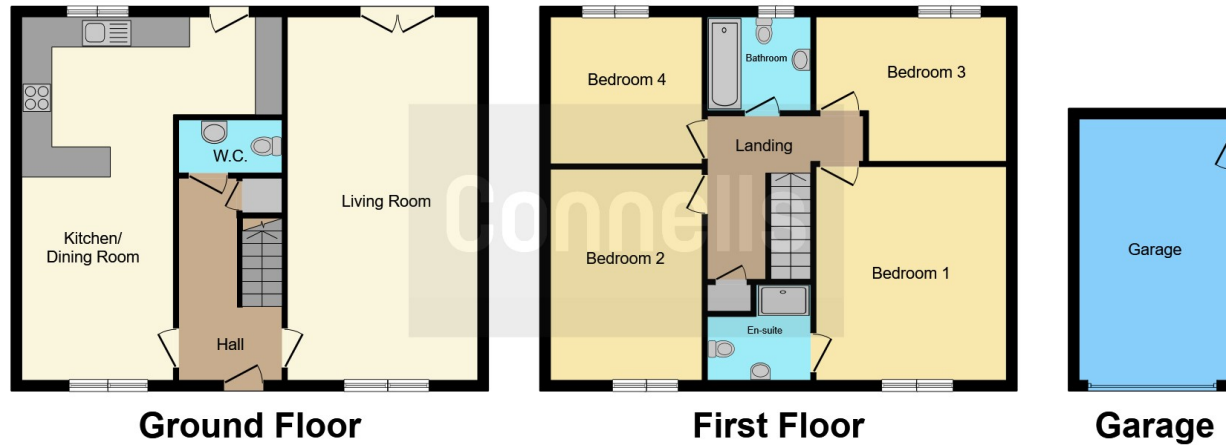
Loft Space

Outbuilding









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

To view this property please contact Connells on

T 0117 950 1552
E westburyontrym@connells.co.uk

6 Canford Lane
 BRISTOL BS9 3DH

EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/WOT305745



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