



**Hazeldene Road,
Bristol, BS34 5DS**

**PRICE: Offers In
Excess Of £375,000**

Property Features

- Semi Detached House
- Three Bedrooms
- Lounge
- Kitchen/Dining Room
- Over Sized Garage
- Workshop
- Large Rear Garden
- Potential for Extension (STPP)
- New Boiler 2024, Electrics Updated 2019
- No Onward Chain

Full Description

Entrance Hall

Stairs rising to the first floor landing, cupboard housing gas and electric meters, laminate flooring, radiator.

Living Room

13'2 x 13'2 (4.01m x 4.01m)

Double glazed window to the front, feature fireplace, radiator, wall light points.

Kitchen/Dining Room

18'11 x 11'5 (5.77m x 3.48m)

Double glazed window to the rear, double glazed door to the side, fitted with a range of wall and base units with roll edge work-surfaces over, built in double electric oven and electric hob with extractor over, space for washing machine, space for tumble dryer, stainless steel single drainer sink unit with mixer tap over, space for fridge/freezer, double glazed patio doors to the rear, radiator, feature fireplace with gas fire.

Landing

Double glazed window to the side, access to the loft space (with ladder, Velux window and boarded).

Bedroom One

13'2 x 10'10 (4.01m x 3.30m)

Double glazed window to the front, built in airing cupboard housing boiler (installed 2024), radiator.

Bedroom Two

12'1 x 11'5 (3.68m x 3.48m)

Double glazed window to the rear, fitted wardrobe with hanging space and shelving, radiator.

Bedroom Three

8'1 x 7'7 (2.46m x 2.31m)

Double glazed window to the front, radiator.



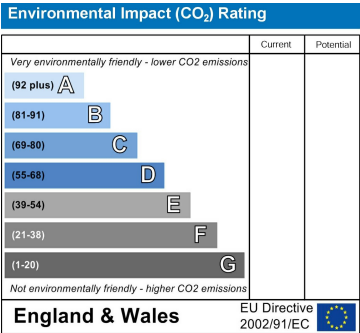
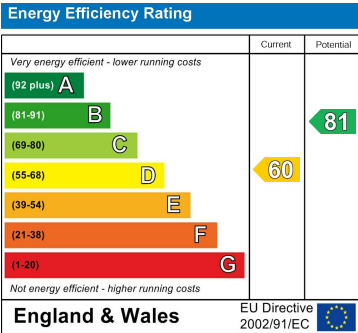
Bathroom
Double glazed obscure window to the rear, low level w.c., vanity wash hand basin, panelled bath with shower over, fully tiled walls, textured ceiling, radiator.

Over Sized Garage
23'10 x 17'5 (7.26m x 5.31m)
With window to the front, double doors to the front, under stairs storage cupboard, shelving.

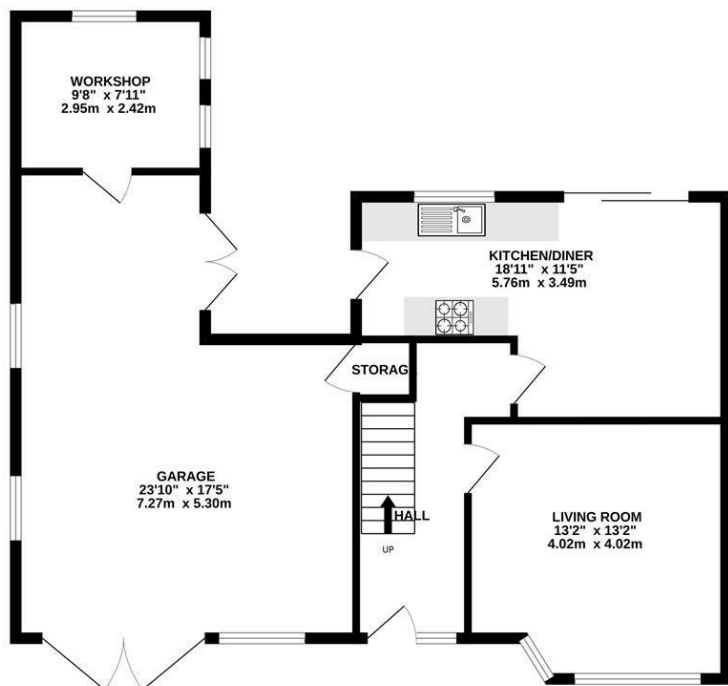
Workshop
9'8 x 7'11 (2.95m x 2.41m)

Rear Garden
Enclosed by fencing and walling, mainly laid to lawn with planted borders, large storage shed, paved patio area, green house, door to the garage.

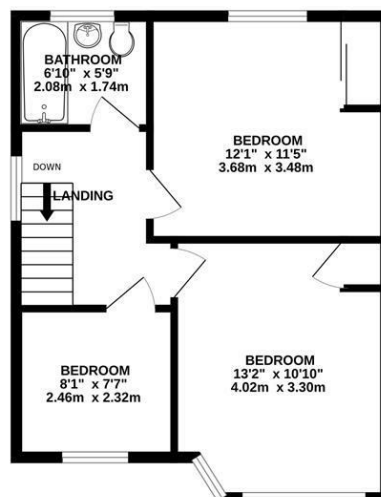
Front
Driveway providing off street parking leading to the garage, laid to lawn with planted area, lighting.



GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.4 sq.m.) approx.

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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