



7 Harford Close, Coombe Dingle, BS9 2QD  
Offers In Excess Of £350,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS



7 Harford Close, Coombe Dingle, BS9 2QD

Tucked away in the serene cul-de-sac of Harford Close, Coombe Dingle, Bristol, this charming three-bedroom townhouse presents an ideal opportunity for families and professionals alike. With only 18 homes in this peaceful enclave, you will enjoy a sense of community and tranquillity.

The property boasts three well-proportioned reception rooms, providing ample space for relaxation and entertaining. The ground floor features a separate utility room, a convenient downstairs toilet, and a cloakroom, ensuring practicality for everyday living. Access to the large garage adds to the appeal, offering excellent storage or potential for a workshop.

As you ascend to the first floor, you will find a spacious lounge that invites natural light, alongside a separate dining room and a well-equipped kitchen, perfect for family meals or hosting friends. The second floor is dedicated to rest, featuring three comfortable bedrooms and a family bathroom, making it an ideal retreat at the end of the day.

Outside, the low-maintenance garden is a delightful haven, surrounded by tall trees that provide a sense of privacy and seclusion. This outdoor space is perfect for enjoying the fresh air or unwinding after a busy day.

Additionally, the property offers off-street parking for two vehicles, ensuring convenience for you and your guests. With its desirable location and thoughtful layout, this townhouse is a wonderful place to call home. Don't miss the chance to experience the charm and comfort of this lovely property in Coombe Dingle.

Garage

uPVC double glazed window to side aspect, up and over door, sliding door,

Entrance Hall

stairs leading to first floor and doors to lower ground rooms

Utility Room

7'6" x 8'10"  
uPVC double glazed window to rear aspect, door leading to garage

Lounge

15'8" x 18'1"  
Two uPVC double glazed windows to front aspect.

Dining Room

9'1" x 8'9"  
Sliding door door to rear aspect.

Kitchen

7'7" x 7'9"  
uPVC double glazed window to rear aspect, a mixture of eye level and ground level storage units with roll tip work surfaces, sink with drainer, hob over oven, space for white goods.

Bedroom

11'10" x 9'1"  
uPVC double glazed window to front aspect, Storage cupboard.

Bedroom

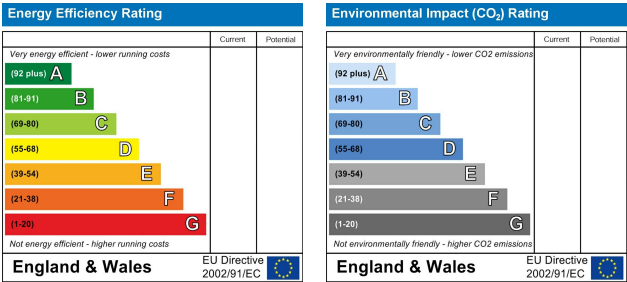
10'11" x 9'1"  
uPVC double glazed window to front aspect, Storage cupboard.

Bathroom

uPVC double glazed window to rear aspect, panel bath, separate shower, low level toilet and pedestal hand wash basin.

Bedroom

9'3" x 9'1"  
uPVC double glazed window to rear aspect, Storage cupboard.



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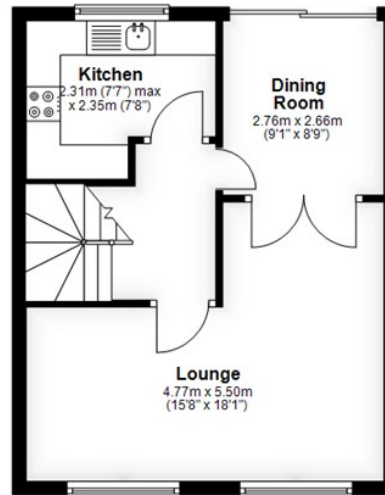






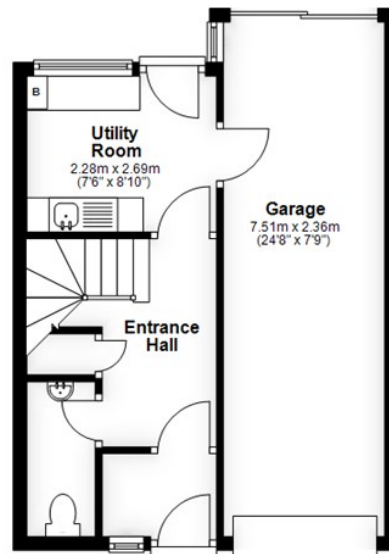
### First Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



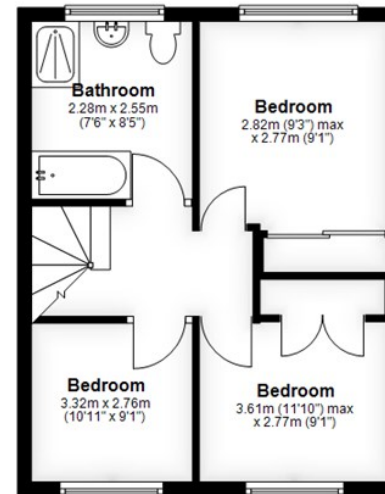
### Ground Floor

Approx. 37.0 sq. metres (398.1 sq. feet)



### Second Floor

Approx. 35.1 sq. metres (378.1 sq. feet)



Total area: approx. 107.6 sq. metres (1158.3 sq. feet)



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.