



61 Hawthorne Street  
, Bristol, BS4 3DA

**Asking Price £450,000**





## 61 Hawthorne Street

, Bristol, BS4 3DA

Matthews Estates are delighted to offer to the sales market this light, bright and extremely stylish home, situated on HAWTHORNE STREET in Totterdown, with the popular HILLCREST PRIMARY SCHOOL a stones throw away!

This incredibly sought after location is just off the A37 Wells Road, very close to a fantastic array of local independent shops, eateries, amenities and local green space/parks.

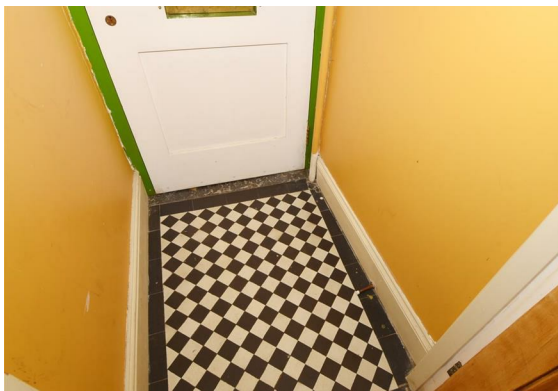
Totterdown is a fantastic community which families and professionals love, ideal for a commuters too as the Bristol Temple Meads Train Station is a mile away. You are never far away from a good pub/bar and cafes in the area including Acapella, Southside, Bruhaha, Totterdown Canteen and Bank.

The ground floor briefly consists of a lounge to the front, attractive kitchen and dining room with stripped floor boards and patio doors out to the garden.

Moving upstairs, you will find three bedrooms a modern bathroom and access to loft storage. Outside, the house benefits from an attractive, enclosed sunny peaceful rear garden backing onto Arnos Vale cemetery boasting a decked area, shingle and brick patio and walled front garden.

Call today for a viewing

**Lounge**  
13'3" x 11'10" (4.05 x 3.61)







Dining area  
15'1" x 11'8" (4.61 x 3.56)

Kitchen  
14'5" x 7'2" (4.40 x 2.20)

Bed One  
15'1" x 11'0" (4.62 x 3.36)

Bed Two  
9'9" x 6'7" (2.98 x 2.01)

Bed Three  
10'7" x 6'9" (3.24 x 2.07)

Bathroom  
9'9" x 5'6" (2.98 x 1.70)



Floor Plan



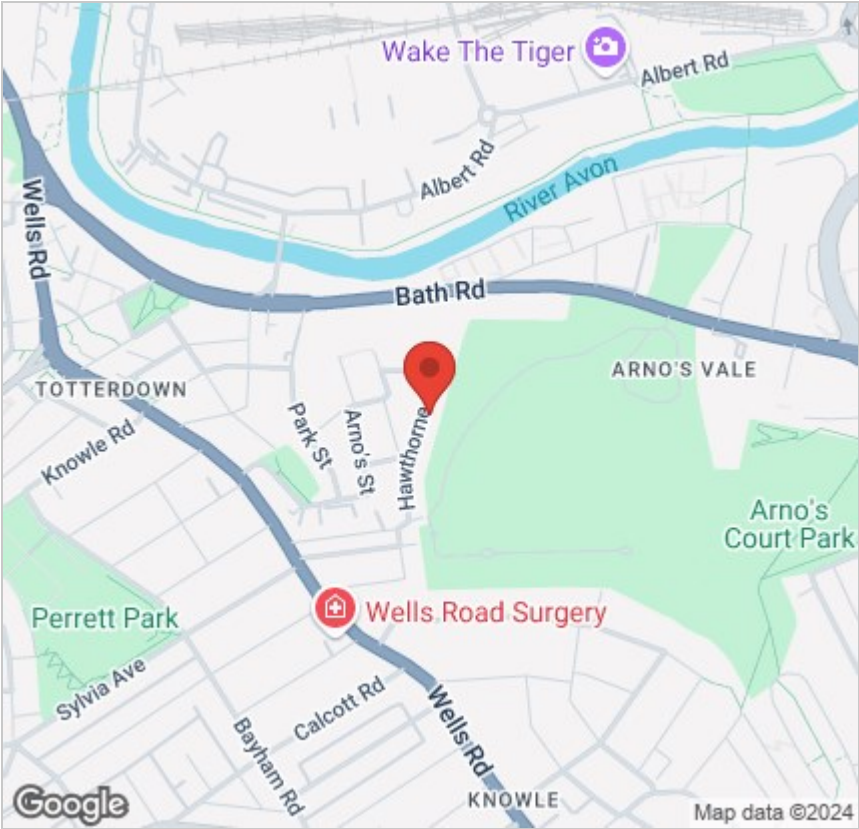
Viewing

Please contact our Knowle Office on 01179 711417 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

298 Wells Road, Knowle, Bristol, BS4 2QG

Area Map



Energy Efficiency Graph

