



| Harford Close | Guide Price £425,000

leese
& nagle 

5 Harford Close, Bristol, BS9 2QD

- Beautifully Refurbished Throughout
- No Onward Chain
- Five Bedrooms Over 3 Floors
- Garage & Off Street Parking
- Quiet Yet Convenient Location
- Within Stoke Bishop & Sea Mills School Catchment

This spacious five bedroom townhouse is ideally suited to growing families. Beautifully refurbished by the current owners over the past few years, it offers flexible accommodation arranged over three floors. With local amenities and schools within easy striking distance (within 2024 intake area for both Stoke Bishop and Sea Mills primary schools) it represents an opportunity to purchase a 'turn key' ready home in this desirable and convenient location.

Positioned in a quiet small development of just 18 similar houses, the house sits mid terrace and offers off street parking to the front for two cars on the brick paved drive as well as access to the integrated garage which has electric door. The front door opens into a porch and beyond into a spacious hall with storage cupboard, perfect for shoes and coats as well as a tucked away cloakroom. The returning staircase rises to the upper floors and a door opens into the ground floor dining/family area and adjoining kitchen. At over 15 foot long with French doors out onto the garden, it is a generous space and whilst currently used to house a formal dining table, it has space to host sofas for a more informal family living area if desired. A door also opens back into the integral garage. The kitchen features a range of sleek high gloss grey wall and base units featuring built in appliances with white tiled splashbacks. A large window to the rear illuminates the room.





Moving upstairs the main living room spans the entire width of the front of the house. With southerly aspect and two large windows it is a particularly bright room. Currently used as a lounge/diner it provides enough space to offer flexibility of use. Also positioned on this floor are bedrooms 4 and 5, ideally suited to children's bedroom use, study or hobby rooms. The three largest bedrooms are on the top floor along with the bathroom. All three of these rooms are reasonably described as being decent sized double rooms. The bathroom has modern white suite with shower over the bath with tiled walls and floor with underfloor heating.

The rear garden is townhouse proportioned. A patio area sits adjacent to the house with area of lawn beyond incorporating child's playhouse. The boundaries are marked by high level fences. Offered for sale with no onward chain, this impressive property is ready for the new owner to enjoy.



Energy Performance Certificate
Rating C



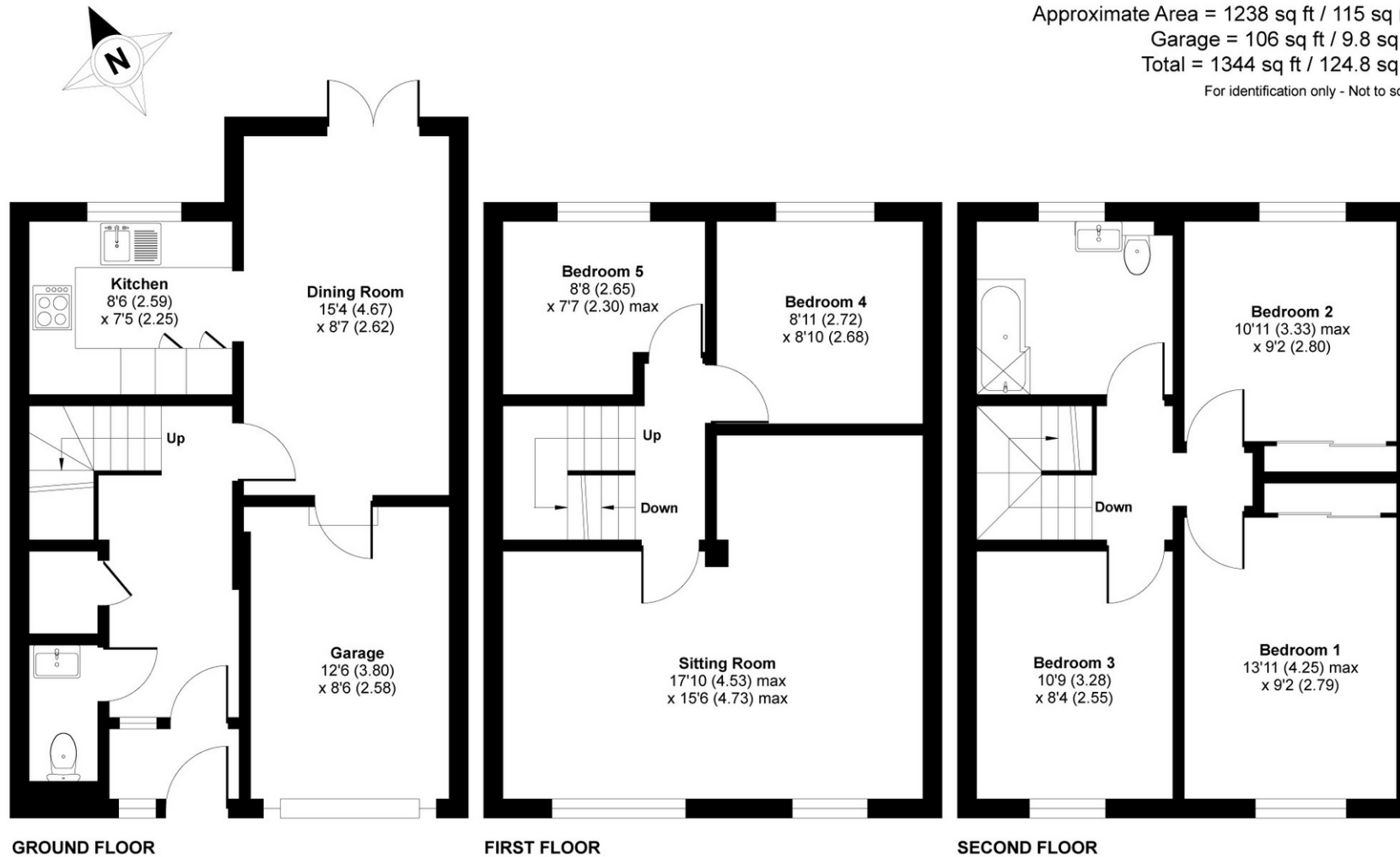
Harford Close, Bristol, BS9

Approximate Area = 1238 sq ft / 115 sq m

Garage = 106 sq ft / 9.8 sq m

Total = 1344 sq ft / 124.8 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). © n/checom 2025. Produced for Leese & Nagle. REF: 1266816

**leese
& nagle**

Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



 @leesenagle

 leesenagle

Westbury-on-Trym Office
125 Stoke Lane,
Westbury-on-Trym,
Bristol, BS9 3RW
T 0117 962 2299
wot@leeseandnagle.co.uk
leeseandnagle.co.uk