



MAGGS  
& ALLEN

7 FITZHARDING ROAD  
HAM GREEN, BRISTOL, BS20 0EH  
£650,000

A beautifully presented four-bedroom detached home, situated in the highly sought-after St Katherine's Park development.

## Property Details

This spacious and light-filled property spans two floors. The ground floor comprises; entrance hall, a convenient shower room, a bright living room opening into the dining area, further open plan to a well-equipped kitchen/breakfast room, and also a conservatory providing access to the garden. Each of these rooms flow superbly well and are decorated immaculately. Completing this level is a utility room and the integral, secure garage.

Upstairs, there are four generously sized bedrooms, including a master bedroom with en-suite shower and built-in wardrobes, modern family bathroom, and storage cupboard. As with the ground floor, each of these rooms has been tastefully decorated and makes for an ideal family home.

The exterior features an enclosed rear garden with a lawn, decked seating area, and mature, well-maintained borders that benefits from the evening sun and is level, with side access and through the conservatory. To the front is a well-maintained garden and off-street parking. The property has a lovely outlook, with a sizeable green space opposite.

Ideal for those with an active lifestyle, St Katherine's Park provides access to a range of outdoor activities, including cycling routes that connect to both Bristol City Centre and Portishead, passing by a picturesque fishing lake. With easy access to the M5, Clifton Village, and central Bristol, this property offers a perfect blend of tranquillity and convenience, just a 10-minute drive from the city.

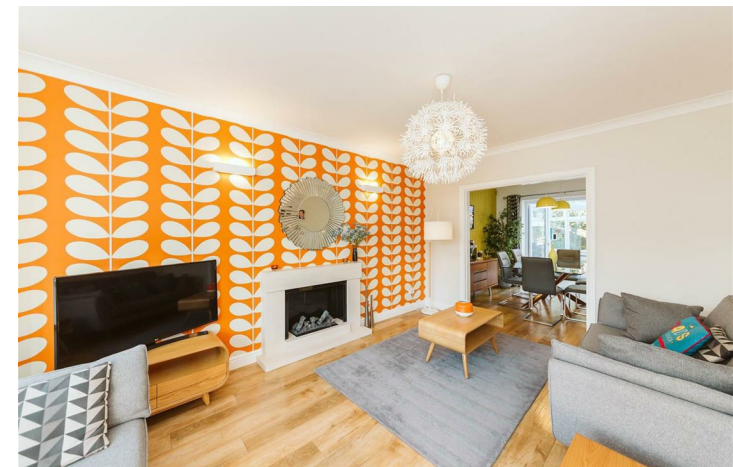
## Schools

St Katherine's School approx. 0.1 miles

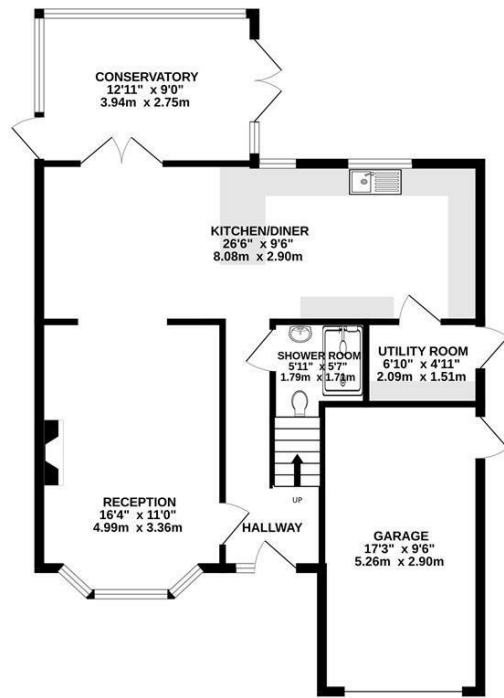
Crockerne Church of England Primary Schools approx. 0.5 miles

Shirehampton Primary School approx. 0.9 miles

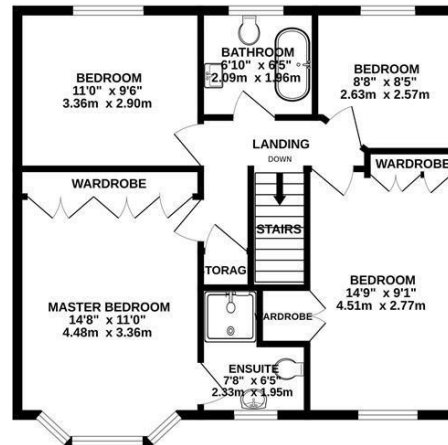
Oasis Academy Brightstowe approx. 1 mile



**GROUND FLOOR**  
838 sq.ft. (77.8 sq.m.) approx.



**1ST FLOOR**  
655 sq.ft. (60.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1493 sq.ft. (138.7 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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- A modern four-bedroom family home
- Off-street parking and an integral garage
- Generous rooms throughout
- Open-plan living space
- Conservatory
- Level rear garden
- A sought-after development, ideally located for a short commute into the centre of Bristol
- In excellent condition throughout

**Guide Price:** £650,000

**Tenure:** Freehold

**Council Tax Band:** E

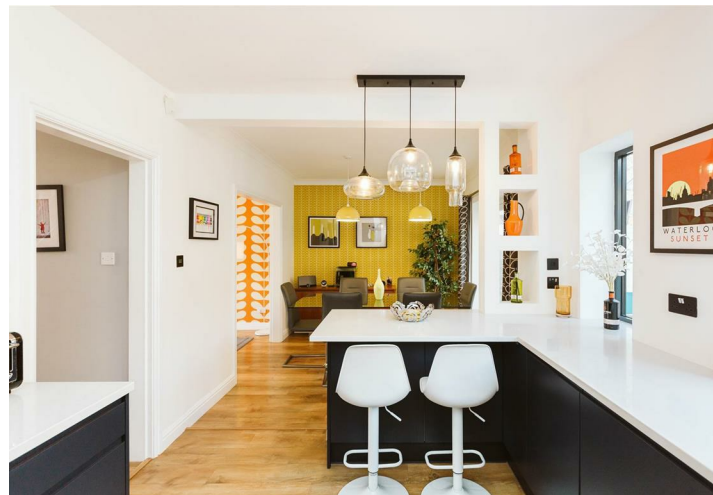
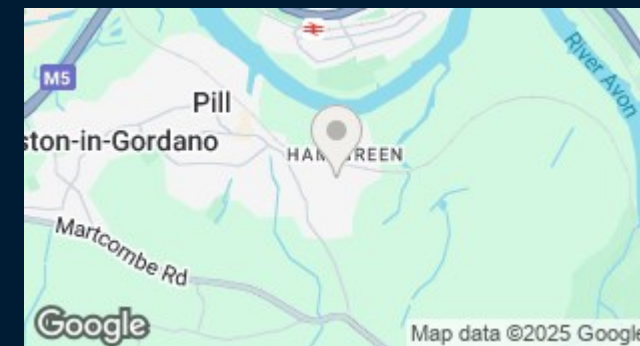
**EPC Rating:** C

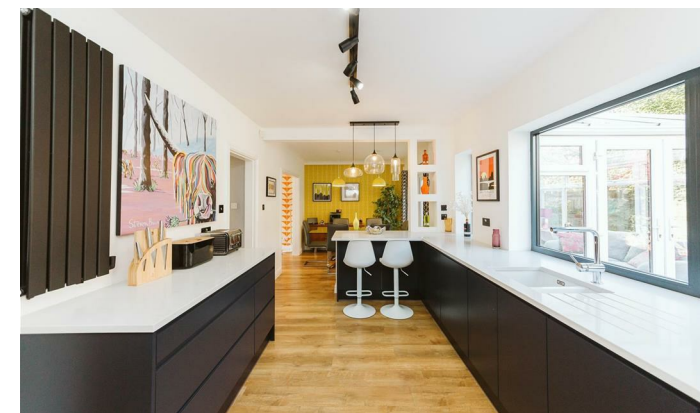
**Local Authority:** North Somerset Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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