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**58 Harrow Road, Bristol, BS4 3NB** **£445,000**

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Just 0.1 miles from the incredibly popular Sandy Park Road is Harrow Road, this well-proportioned three-bedroom home offers just over 1,000 sq ft of accommodation, with generous living spaces and a layout perfectly suited to modern family life benefitting a spacious rear garden and driveway

The ground floor offers a great balance of both living and entertaining space. To the front, the living room is spacious, with the bay window providing plenty of natural light and creating a comfortable retreat to relax at the end of the day. Flowing through is the open plan dining room, offering ample space for a large dining table and making it an ideal setting for family meals or hosting friends.

The kitchen sits to the rear of the property and provides a practical workspace, with access through to the rear of the home. An incredibly useful cloakroom WC completes the ground-floor accommodation.

Upstairs, bedroom one is a true master bedroom! Measuring over 12ft in length and benefitting from the additional space of the bay, there is plenty of room for wardrobes alongside the usual bedroom furniture. Bedroom two is another excellent double, while bedroom three is a particularly useful room which could work brilliantly as a child's bedroom, nursery or dedicated home office depending on the occupier's needs. A family bathroom completes the first floor.

Externally this home profits from an expansive rear garden that would allow for further expansive of this home with little compromise to outdoor activity/feeling of space.

Situated in a sought after area of Brislington just 0.1 miles from Sandy Park Road which hosts plenty of cafes, bars, shops and pub. In addition to the local amenities Harrow Road is surrounded by popular green spaces such as: Arnos Court Park, Nightingale Valley and Victory Park, however it's not just the location that makes this house worth viewing with potential to expand this home (subject to relevant planning)

- Popular Location
- Three Bedroom Semi Detached
- Generous Rear Garden
- Ground Floor WC
- 0.1m from Sandy Park Road
- Double Driveway
- Potential to Extend (Subject to Planning)
- Close Proximity to Amenities and Schools

Living Room 11'3" x 10'7" (3.44 x 3.23)

Dining Room 12'2" x 10'11" (3.73 x 3.34)

Bedroom One 12'6" x 11'3" (3.82 x 3.45)

Bedroom Two 12'2" x 9'8" (3.71 x 2.95)

Bedroom Three 9'2" x 8'7" (2.8 x 2.64)

Bathroom

Ground Floor WC

Kitchen 9'10" x 7'6" (3 x 2.3)

Porch

Utility






















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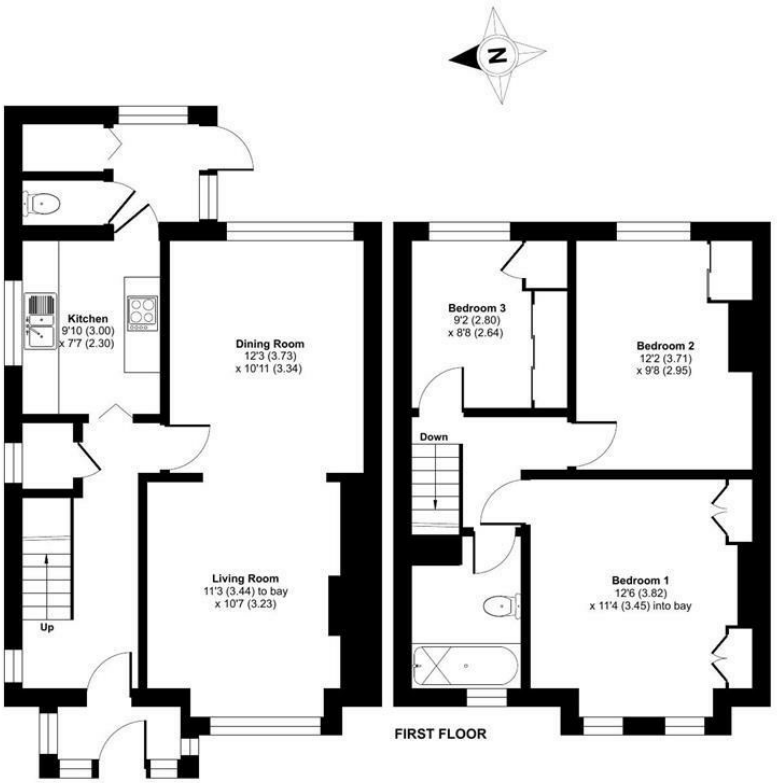
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# Harrow Road, Bristol, BS4

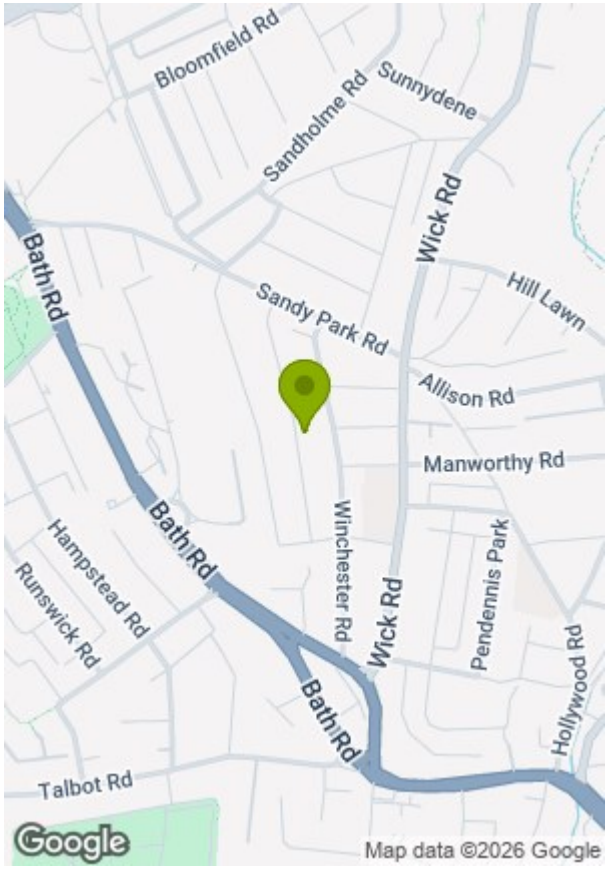
Approximate Area = 1028 sq ft / 95.5 sq m

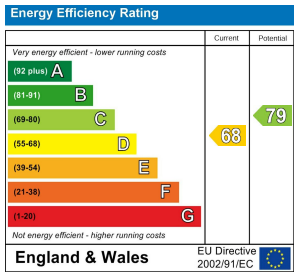
For identification only - Not to scale

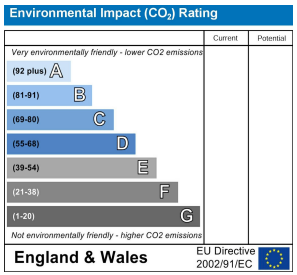



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenwoods Property Centre. REF: 1521520

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