



HUNTERS[®]

HERE TO GET *you* THERE

37 Robertson Road, Bristol, BS5 6JZ

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£425,000

****Highly sought-after road on the edge of Greenbank and Easton**** This beautifully presented and generously sized home enjoys a truly special setting, just moments from peaceful green walks through the nearby cemetery. The location is hard to beat, with an array of independent food shops, vibrant cafés, and popular pubs right on your doorstep, alongside excellent transport links including a nearby train station and cycle path, perfect for both city commuters and weekend explorers. Outside, the property continues to impress with a larger-than-average garden, thoughtfully enclosed by mature greenery and dotted with plum and apple trees. A private and tranquil space ideal for relaxing, entertaining, or family time. Step inside and you're welcomed by two spacious reception rooms, offering flexible living space filled with warmth and character, which flow seamlessly into a bright and sociable kitchen diner the true heart of the home. Upstairs, the property offers three generous bedrooms, a stylish family bathroom, and the added bonus of a converted loft space, perfect as a home office, guest room, or creative retreat. Full of charm and personality, the home features beautiful wood flooring, stained glass details, and a colourful, uplifting finish throughout, creating a warm and welcoming atmosphere from the moment you walk in. This is a truly happy family home, ready for its next chapter and perfectly suited for those looking to move straight in and enjoy everything the area has to offer.

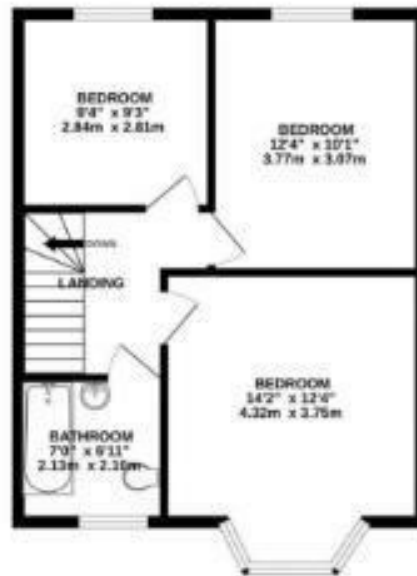
- Huge Family Home
- Two Reception Rooms
- & Kitchen Diner
- Generous Green Garden
- Fruit Trees
- Wood Flooring & Stained Glass
- Colourful Cheerful Finish Throughout
- Ideal Greenbank Easton Location
- First Floor Bathroom
- Loft Converted

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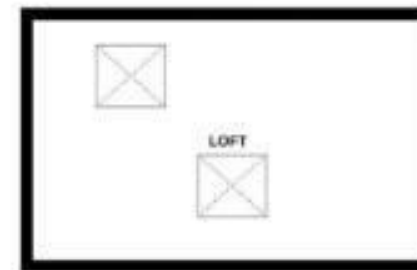
GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



2ND FLOOR
233 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA: 1364 sq.ft. (125.7 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.
Made with Metrcpt 50025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

FRONT DOOR

Pretty pink blossom tree in front garden, tiled path to green wooden front door with stained glass beside and above, opening into

ENTRANCE HALL

Hallway with curved staircase to first floor, coats and shoe space, wonderful original ceiling coving, wood flooring, radiator, dado rail, under stairs storage space, doors to

LOUNGE

14'2" x 13'0"
(currently dressed as a bedroom for previous lodger)
Double glazed bay window to front, radiator

DINING SITTING ROOM

19'3" x 12'4"
Fireplace, radiator, wood flooring, two raised windows to rear, two wide doorways and steps down to...

KITCHEN DINER

19'3" x 8'7"
Base units with work surface over, sink and drainer, tiled splashbacks, space for oven and washing machine and fridge freezer, four Velux skylights, double glazed window and door to rear garden, ample space for dining table and chairs

BEDROOM 1

14'2" x 12'3"
Double glazed bay window to front, radiator

LOFT

Accessible from bedroom one via ladder, boarded floor and walls, power points, plenty of built in storage to the eaves, Velux skylight to front and rear

BEDROOM 2

12'4" x 10'0"
Double glazed window to rear, radiator

BEDROOM 3

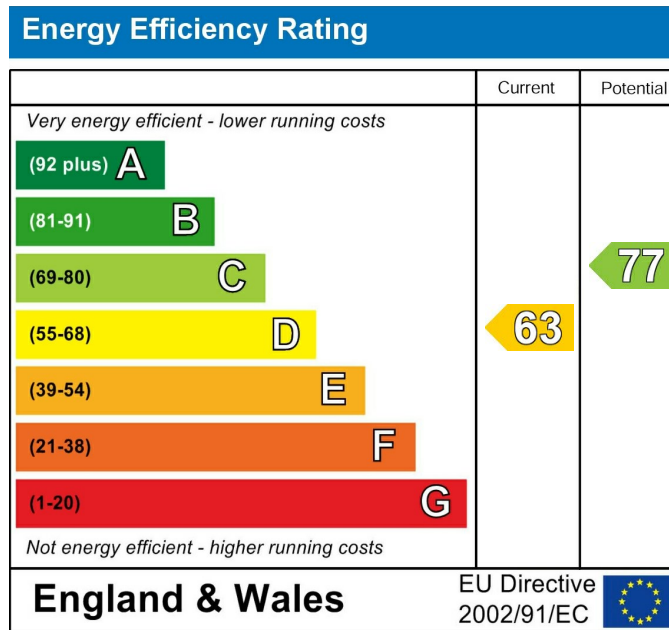
9'3" x 9'2"
Double glazed window to rear, radiator

BATHROOM

6'11" x 6'10"
Three piece white suite comprising wc, wash hand basin, bath with shower over, tiled splash backs, radiator, obscure glazed window to front

GARDEN

Raised decked level with steps down to storage cupboard beneath the house. Mature well established lawn area with plants and trees (including plum and apple) creating privacy from the road behind



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









