



**Hengrove Lane, Bristol**

, BS14 9DW

**£450,000**



# Hengrove Lane, Bristol

## DESCRIPTION

This four-bedroom terraced home in Hengrove, Bristol is offered for sale with no onward chain and presents an immaculate interior arranged over three floors, ideal for families seeking convenient access to local amenities and schools.

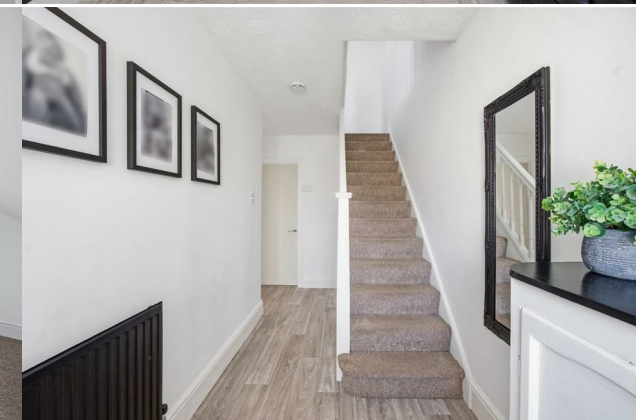
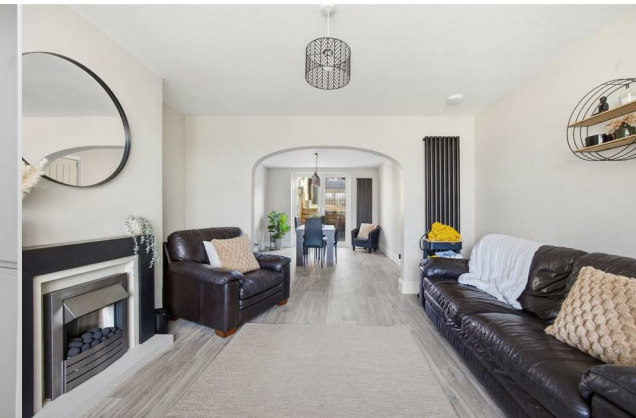
On the ground floor, a light and airy lounge to the front opens through to a dining room, creating a practical flow for everyday living and entertaining. The dining room features patio doors providing direct access to the enclosed rear garden, which is laid to a combination of patio with composite decking and lawn. The modern kitchen offers a contemporary cooking space, in keeping with the overall condition of the property.

The first floor accommodates two double bedrooms and a single bedroom, served by a modern family shower room. The top floor hosts a generous double bedroom with Velux windows and an ensuite bathroom incorporating both bath and shower.

Externally, the property benefits from a driveway to the front providing off-street parking, and a large garage to the rear.

Hengrove offers a selection of nearby schools and everyday amenities, including supermarkets and local shops. Hengrove Leisure Park and local green spaces provide outdoor and leisure options within easy reach.

Public transport links are strong, with regular bus services along Hengrove Lane connecting to Bristol city centre. Bristol Temple Meads station, accessible by bus or a short drive, offers rail services to destinations including Bath (around 15 minutes) and London Paddington (from approximately 1 hour 40 minutes), making this a well-connected home for commuting and city access.

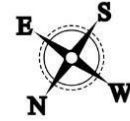




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Approximate Gross Internal Area 132.3 sq m / 1424 sq ft  
(excluding garage)

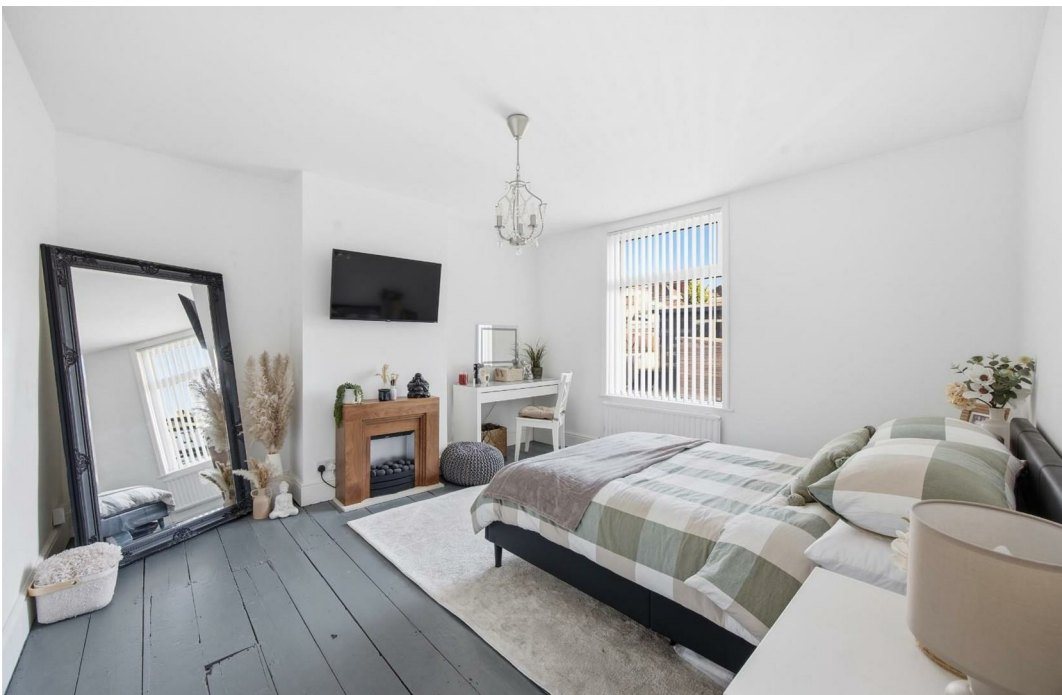
Total Area 151.0 sq m / 1625 sq ft

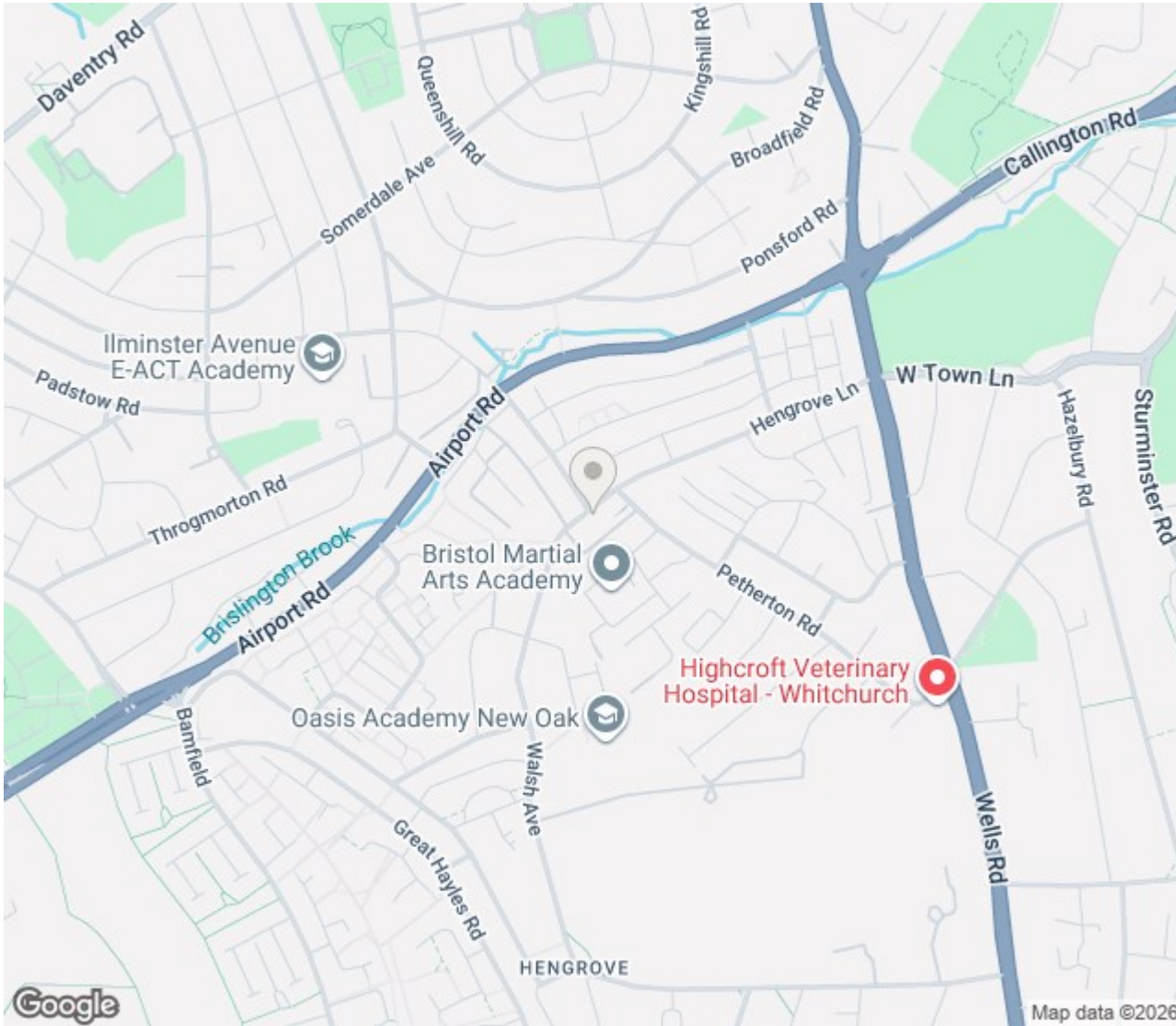


Ground Floor

First Floor

Second Floor





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

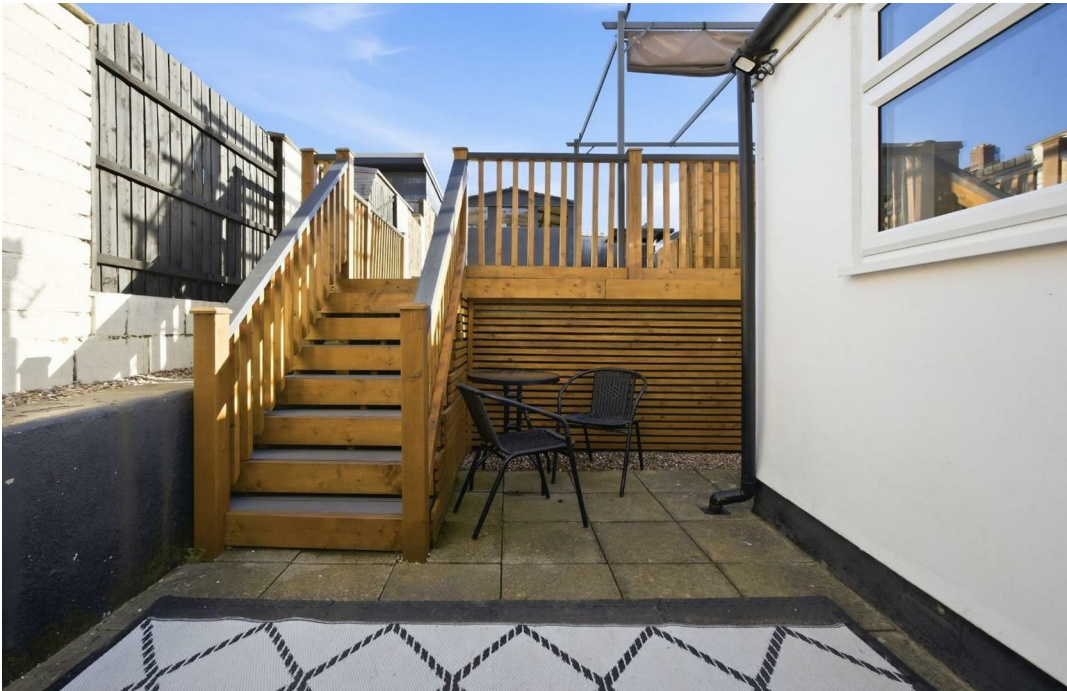
### Thinking of Selling?

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.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | [whitchurch@hunters.com](mailto:whitchurch@hunters.com)**











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.