



82 Hengrove Lane, Bristol, BS14 9DQ

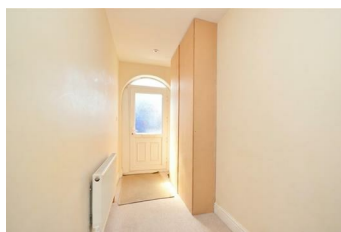
£335,000

This three-bedroom semi-detached house is offered ****for sale**** in Hengrove, Bristol, and provides a practical layout suited to families and first-time buyers.

The ground floor features an open-plan sitting and dining room, creating a flexible living space, alongside a separate kitchen. Upstairs there are three bedrooms: two doubles and a single. The main bedroom benefits from a walk-in wardrobe that can also function as an office space. There is one bathroom. Externally, the property includes a driveway for off-street parking, a good-size rear garden and rear access, offering potential to build a large garage (subject to planning permission).

Hengrove is well served by local amenities, including supermarkets, shops and cafés around Hengrove and nearby Wells Road. Hartcliffe Way and the surrounding retail parks provide further everyday facilities. The area benefits from a range of primary and secondary schools within a short drive or bus journey.

Entrance Hall



Sitting / Dining Room

26'6" x 11'0" (8.09 x 3.36)



Kitchen

12'5" x 8'9" (3.81 x 2.69)



First Floor Landing



Bedroom One

13'3" x 11'8" (4.05 x 3.58)



Study Area / Walk in Wardrobe



Bedroom Two

12'5" x 10'0" (3.81 x 3.07)



Bedroom Three

9'0" x 6'2" (2.75 x 1.88)



Bathroom

6'5" x 6'1" (1.96 x 1.87)



Outside



Floor Plan

