



3 HART CLOSE,  
HAM GREEN, BS20 0BY

GOODMAN  
& LILLEY







# 3 HART CLOSE

## HAM GREEN BS20 0BY

GUIDE PRICE  
£675,000

Modern and well-presented, this executive family home features an open-plan kitchen, four spacious bedrooms, a private rear garden, and an integral garage with parking for two. Ideally located with excellent transport links into central Bristol.

Set within the desirable St. Katherine's Park, this beautifully presented executive detached home offers spacious and modern family living. The property boasts a stylish open-plan kitchen, four generously sized bedrooms, and a private, well-maintained rear garden—perfect for relaxing or entertaining. Additional benefits include an integral garage and ample driveway parking for at least two vehicles. This stunning home is ideal for those seeking comfort, space, and a premium location.

### Accommodation Comprising

#### Entrance Hall

Entrance hall with doors leading to the living room, downstairs WC, and kitchen/diner, with stairs rising to the first floor.

#### Living Room

Living room featuring a characterful bay-fronted window to the front aspect, a feature fireplace, and glazed sliding doors that open into the dining area—offering the flexibility of open-plan living or a cosy, separate lounge.

#### Kitchen/Diner

Spanning the full width of the property, the open-plan kitchen/diner has been refitted to an exacting standard, featuring bespoke curved units, stone worktops, and a central island offering additional storage and seating. There is ample space for a dining table, with sliding doors and a window overlooking and providing access to the garden. A door leads through to the utility room.

#### Utility Room

A practical and useful space, the utility room features a range of fitted units with worktop space, along with provisions for a washing machine and tumble dryer. A glazed door to the side provides access to both the front and rear of the property.

#### Cloakroom

A larger-than-average downstairs WC featuring a two-piece suite comprising a low-level WC and pedestal sink, with access to a useful under-stairs storage cupboard.

#### First Floor Landing

Landing with doors leading to all bedrooms, the family bathroom, and an airing cupboard.

#### Bedroom One

A spacious double bedroom featuring a character-style bay window to the front aspect, built-in wardrobes, and a door also facing the front.

#### En-suite

Recently refitted to a high standard, the en-suite features a three-piece suite comprising a low-level WC, pedestal sink, and shower, with a window to the front aspect.

#### Bedroom Two

A generously sized double bedroom featuring two sets of built-in wardrobes and a window to the front aspect.

#### Bedroom Three

A double bedroom with a window to the rear aspect and ample space for freestanding storage or furniture.

#### Bedroom Four

Bedroom four is a versatile space, ideal as a single bedroom, child's room, or home office/study, with a window to the rear aspect.

#### Family Bathroom

A modern and well-appointed family bathroom featuring a three-piece suite comprising a low-level WC, pedestal sink, and panel bath with shower over. A window overlooks the rear aspect.

#### Garden

A private and mature garden featuring a large patio accessed directly from the kitchen/diner, a spacious lawn, and well-established borders.

#### Garage & Driveway

A double width driveway with parking for two vehicles leads to the single integral garage.



- Detached Family Home
- Private Rear Garden
- Sought After Location

- Four Spacious Bedrooms
- Integral Garage With Driveway
- Great Transport Links Into Bristol

- Modern Kitchen/Diner
- Immaculately Presented Throughout
- On the Avon Cycle Route

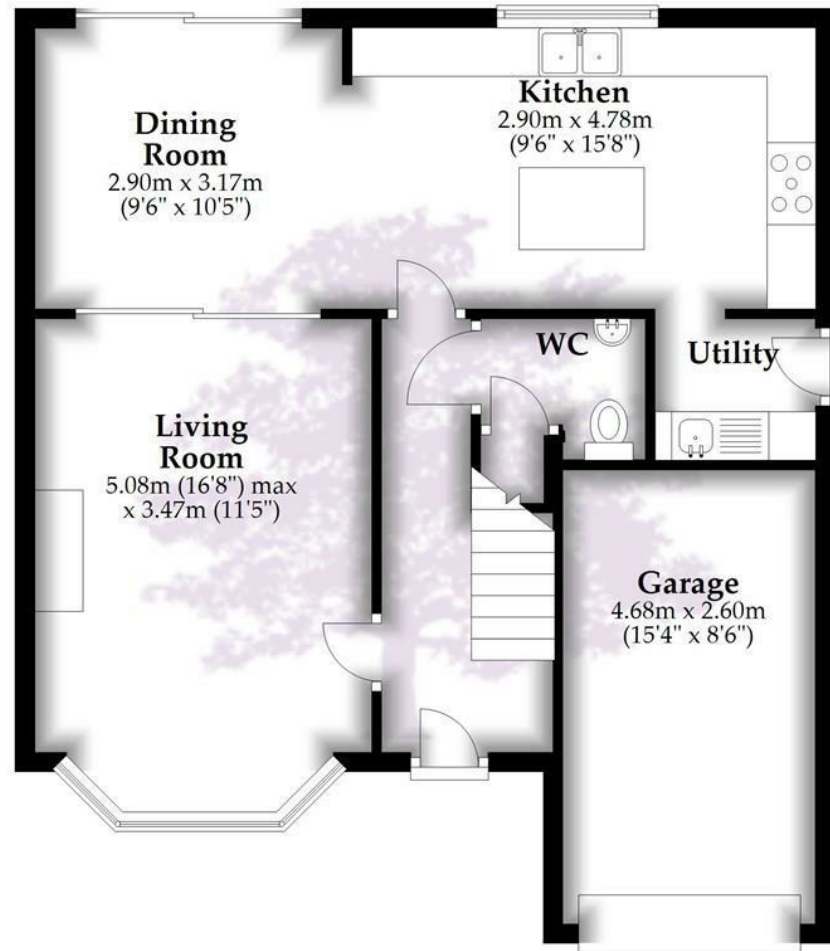




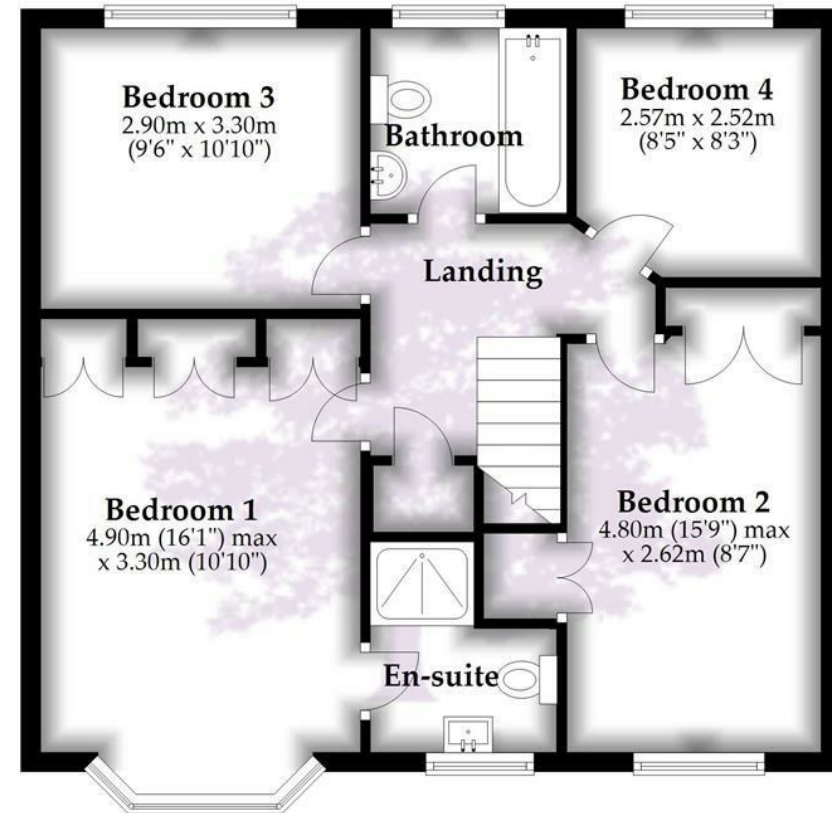
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## Ground Floor



## First Floor



Total area: approx. 125.5 sq. metres (1350.8 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Plan produced using PlanUp.

## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
henleaze@goodmanlilley.co.uk

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151



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