



48 Hillyfield Road, Bristol, BS13 7QF

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£425,000

Nestled in the desirable area of Headley Park, Hillyfield Road presents an exquisite opportunity to acquire a semi-detached house, designed with elegance and finished to a high standard. This charming property features a bright kitchen diner, perfect for both family gatherings and entertaining guests. The modern layout ensures a seamless flow between the kitchen and dining areas, creating a warm and inviting atmosphere.

In addition to the generous living space, the property features a convenient utility room and a downer for everyday living. The integral garage provides ample storage or parking options, while the driveway offers additional parking, a valuable asset in this sought-after location.

The surrounding area of Headley Park is known for its community spirit and accessibility to local amenities, making it an ideal location for families and professionals alike. This property not only offers a comfortable and stylish home but also a vibrant neighbourhood.

With its blend of modern conveniences and elegant design, this semi-detached house on Hillyfield Road is perfect for those seeking a quality residence in Bristol. Don't miss the opportunity to make this splendid property your own.

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**Hillyfield Rd, Bristol BS13**

Approximate Gross Internal Area (excluding garage) 109.4 sq m / 1178 sq ft

Total Area 125.6 sq m / 1352 sq ft



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars  
but no responsibility  
constitute an offer  
(including central  
are advised to sat  
unoccupied at an  
off/disconnected  
approximate. If yo  
value of your prop  
and marketing ad  
offices we can arr  
estate agents.

