





Property Description

Set within the sought-after Ashton area of BS3, this extended four-bedroom terraced home on Hendre Road offers generous family living space and excellent access to local amenities. The property spans approximately 1,259 sq ft and has been thoughtfully enlarged with two extensions, creating a versatile layout that balances period character with modern convenience.

The ground floor features two reception rooms, ideal for both entertaining and everyday family life, alongside a spacious kitchen/diner that forms the heart of the home. Upstairs, four well-proportioned bedrooms provide flexibility for families, home working, or guest accommodation, complemented by a family bathroom.

Externally, the property benefits from a private rear garden and off-street parking, a rare advantage in this location. The home sits within walking distance of Greville Smyth Park, Ashton Court Estate, and the vibrant North Street, known for its independent shops, cafés, and the Tobacco Factory theatre. Excellent transport links include nearby Parson Street railway station, direct routes into Bristol city centre, and easy access to the South Bristol Link Road and Bristol International Airport.

This freehold property is positioned within Council Tax Band C and Energy Performance rating D.

Entrance Hall

A bright, welcoming hallway with wooden flooring and a clear line of sight through to the kitchen, setting an immediate sense of warmth

and flow.

Lounge

15' 5" x 12' 8" (4.70m x 3.86m)
A vibrant, character-filled living space anchored by a feature fireplace and framed by a double glazed front-facing bay window that pours in natural light. A radiator sits neatly along the side wall, blending into the room's relaxed seating layout.

Kitchen/Dining Room

19' 7" max x 19' 2" max (5.97m max x 5.84m max)
A superb open-plan hub with modern cabinetry, wooden worktops and plenty of space to dine. With a window facing the garden, with scope for patio doors.

The room also benefits from a large double glazed window, two radiators and a wood-burner, as well as a kitchen island.

Bedroom One

14' 2" max x 15' 5" max (4.32m max x 4.70m max)
A second floor main bedroom offering separation from the other rooms. Offering more than ample space for a large bed and standalone furniture. Two large double glazed windows facing the rear, offering views of Gores Marsh Park and Ashton Court. Carpeted finish and wall-mounted radiator.

Bedroom Two

12' max x 15' 8" max (3.66m max x 4.78m max)
A large second double bedroom with a large double-glazed bay window to the front. This is a fantastically sized second bedroom with ample space for a large bed and standalone furniture.

Bedroom Three

12' x 13' 3" (3.66m x 4.04m)

A calm, light-filled room with a double glazed rear-facing window overlooking the garden and Gores Marsh Park, Ashton Court and beyond — ideal as a guest room or additional double.

Bedroom Four

6' 9" x 9' 2" (2.06m x 2.79m)

A well-presented single with a double glazed front-facing window, making it a great option for a study, nursery or hobby room.

Bathroom

A bold, modern bathroom with a double glazed rear-facing window, contemporary tiling and a clean, well-finished suite.

Front Garden

Low level wall, gate, and pathway to front.

Rear Garden

Mature garden, patio area, shrubs and trees

Outbuilding

Outbuilding to rear with light, and power.

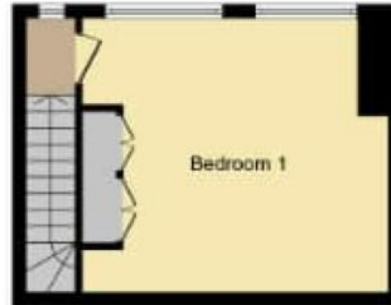




Ground Floor



First Floor



Second Floor



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D Council Tax
Band: C

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Tenure: Freehold



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