



**3 Bed
House - Detached
located in**



Hill View Frenchay Road

Bristol

BS16 2QT



£2,000 Per month

Spacious Three-Bedroom Detached Family Home in Downend

Set in a quiet location in Downend, this spacious three-bedroom detached home offers generous living accommodation, large gardens and excellent access to the motorway network – making it an ideal choice for a family.

The ground floor centres around a bright and modern open-plan kitchen and dining area, with white goods included, providing a great space for family meals and entertaining. There is also a large separate lounge featuring a wood-burning stove, creating a warm and comfortable living space.

A separate study provides the perfect home-working area, while the flexible layout gives the property plenty of space for day-to-day family life.

Upstairs are three well-proportioned bedrooms, with one benefiting from its own en-suite, alongside the main family bathroom.

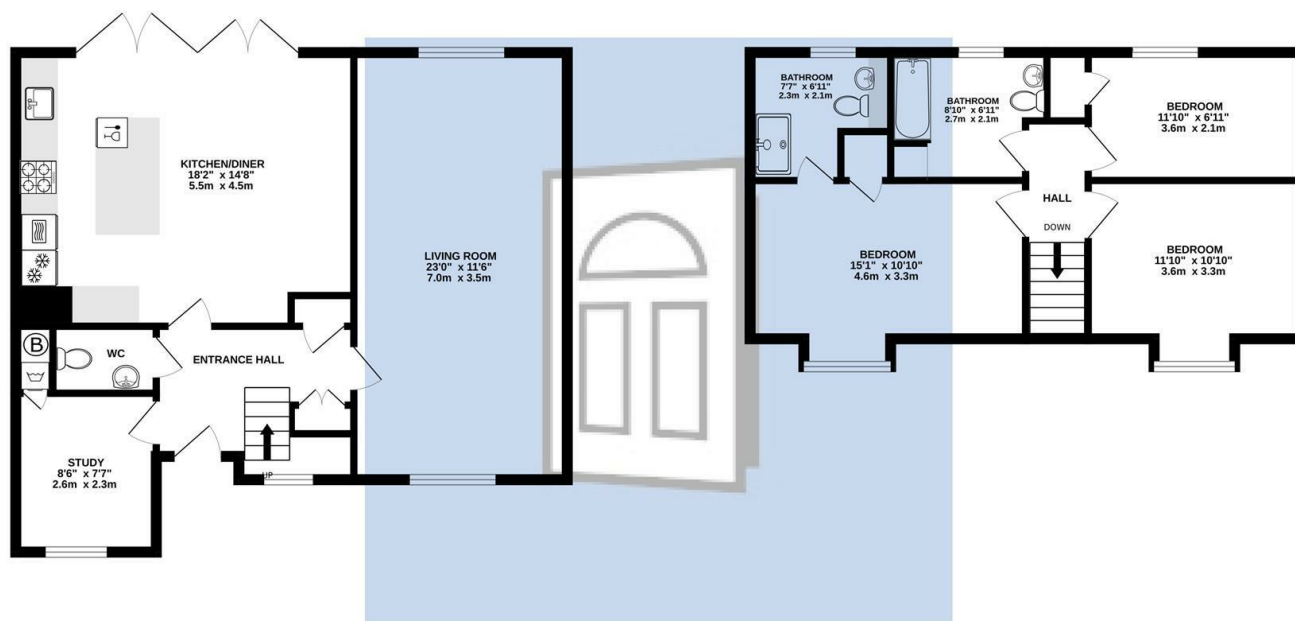
Outside, the property really stands out with large gardens offering plenty of space for children, entertaining or simply enjoying the warmer months. To the front, there is a driveway providing off-street parking for two cars.

Located in a peaceful residential setting while remaining conveniently positioned for local amenities and motorway access,



GROUND FLOOR
699 sq.ft. (65.0 sq.m.) approx.

1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

DIRECTIONS

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