



1 Long Eaton Drive  
Hengrove, Bristol, BS14 9AW  
**Asking Price £399,995**





## 1 Long Eaton Drive

Hengrove, Bristol, BS14 9AW

Matthews and co are delighted to bring to the sales market this 1960'S semi detached property, set in the heart of Hengrove with the shops and eateries of Gilda and Hengrove Parade close to hand. With a bus stop conveniently located nearby on the Wells Road, this home is ideal for anyone who needs regular access Bristol Temple Meads, the City Centre and the South Bristol Countryside. The property is also with walking distance to the local primary and secondary schools of St Bernadette's, Oasis John Williams and New Oak nearby.

The property briefly consists of a porch, hallway, lounge, kitchen/diner, conservatory and wc to the ground floor. Upstairs you will find a master bedroom with en suite shower room, a further double bedroom and a single and family bathroom. To the rear the property has a good size lawn with flower boarder lawn and a patio with access to both the conservatory and the rear of the garage. To the front the property boasts a garden and off street parking for two vehicles and access to the garage to the side.

Call today to arrange a viewing.

**Hallway**  
19'6" x 6'5" (5.95m x 1.97m)

**Lounge**  
18'4" x 13'0" (5.61m x 3.98m)

**Dining Room**  
10'9" x 10'7" (3.28m x 3.23m)







**Kitchen**  
13'4" x 7'11" (4.08m x 2.42m)

**Conservatory**  
13'1" x 9'3" (4.00m x 2.83m)

**Landing**

**Bedroom One**  
14'2" x 12'6" (4.34m x 3.82m)

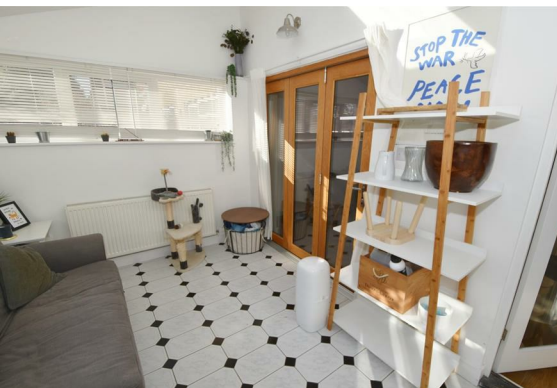


**Ensuite**  
8'2" x 2'11" (2.51m x 0.89)

**Bedroom Two**  
14'10" x 9'3" (4.53m x 2.82m)

**Bedroom Three**  
11'10" x 9'4" (3.61m x 2.87m)

**Bathroom**  
7'5" x 6'4" (2.28m x 1.95m)



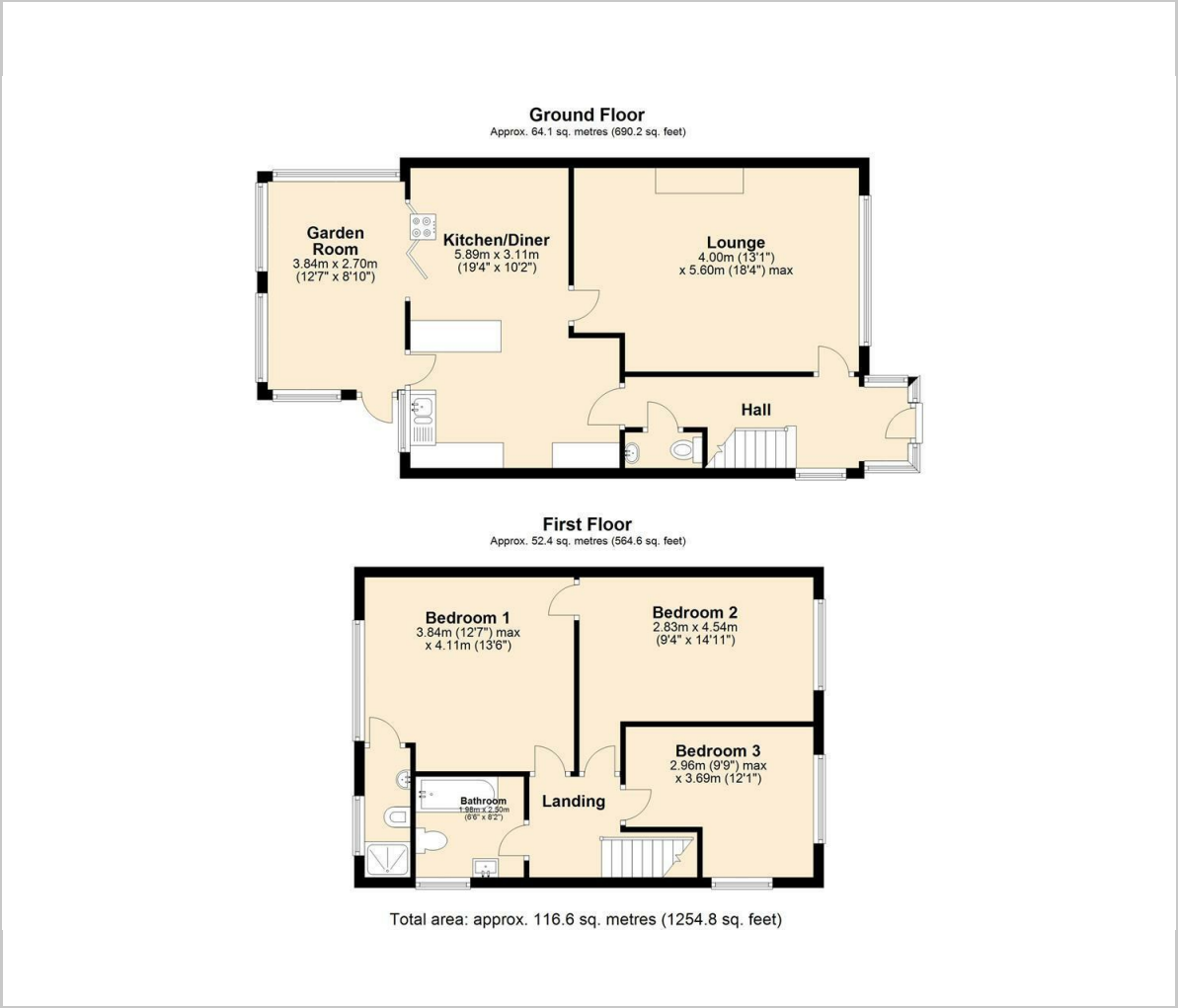
**Front Garden**

**Rear Garden**

**Garage**  
25'9" x 8'4" (7.86m x 2.56m)



Floor Plan



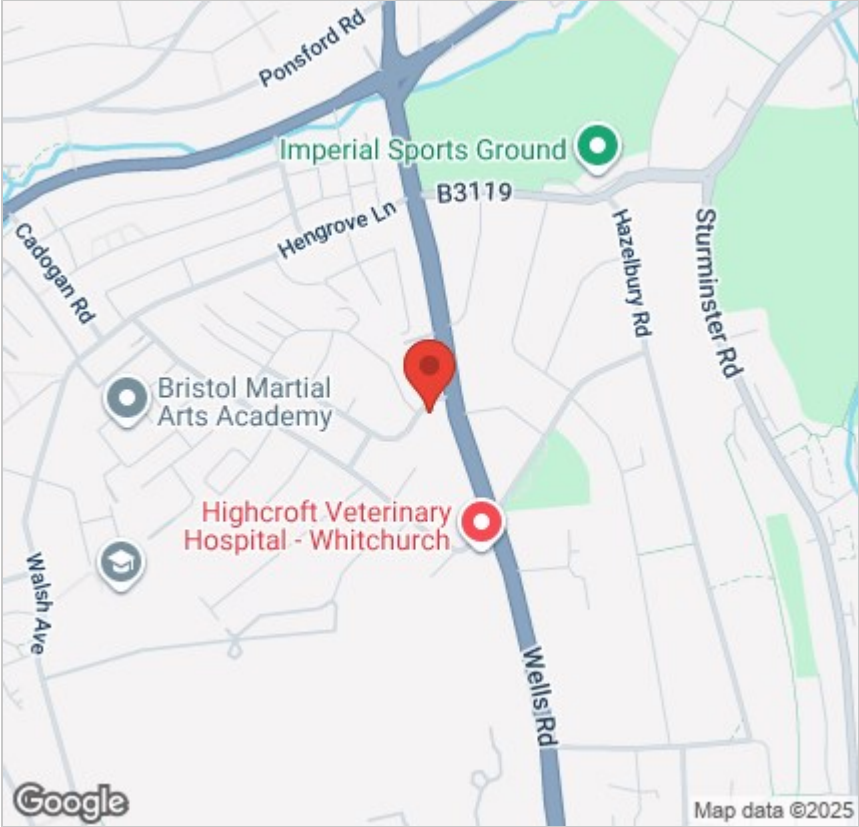
Viewing

Please contact our Knowle Office on 01179 711417 if you wish to arrange a viewing appointment for this property or require further information.

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298 Wells Road, Knowle, Bristol, BS4 2QG

Area Map



Energy Efficiency Graph

