

35 Hampstead Road, Bristol, BS4 3HL

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EXCLUSIVE

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£575,000

Hunters BS4 are delighted to present this beautifully presented, extended, three-bedroom end terrace home, ideally situated on Hampstead Road in Brislington, Bristol.

Brislington is a sought-after residential area approximately 3 miles south of Bristol city centre. The neighbourhood is popular with families and professionals, offering a blend of green open spaces, local amenities and excellent transport links. With nearby parks like Arnos Vale, well-regarded schools and convenient access to Bristol Temple Meads and Bath Road, Brislington provides an ideal balance of suburban living and city convenience.

The property itself comprises of a porch, entrance hall, two reception rooms and open plan kitchen/diner to the ground floor. Upstairs you will find three good sized bedrooms and a bathroom. Further benefits include, gas central heating, uPVC double glazing, rear garden with side access and garage with EV charging point.

A standout feature of this property is its integrated solar panel system with a Tesla Powerwall battery, providing an energy-efficient and sustainable way to power the home. The system helps reduce electricity bills by storing excess solar energy for use during the evening or periods of high demand, while also offering backup power in the event of a power outage (subject to system configuration). This modern renewable energy solution enhances the home’s efficiency, lowers its environmental impact, and offers long-term savings for future owners.

To appreciate all that this property has to offer please call Hunters today to book in your internal viewing on 0117 9723948 or email us at knowle.bristol@hunters.com

GROUND FLOOR

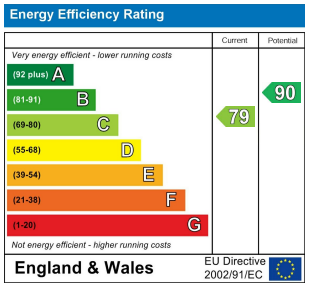
1ST FLOOR

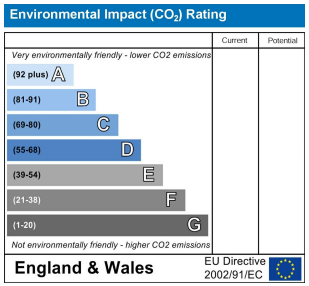


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HERE TO GET you THERE

TOTAL FLOOR AREA : 1345sq.ft. (125.0 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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Front Garden
Enclosed via brick walls, Laid to paving stones, Flower border with bushes and shrubs, Outdoor storage unit, Pathway to entrance.

Porch
Entrance door to front elevation, Door to entrance hall, Electrics, Tiled flooring.

Entrance Hall
Entrance door to front elevation, Stairs to first floor, Doors to rooms, Under stairs storage cupboards, LVT flooring.

Reception Room One
Double glazed bay window to front elevation, Chimney breast, Log burner, Fireplace plinth, Double doors to second reception room, Radiator, LVT flooring.

Reception Room Two
Double doors to first reception room, Opening through to dining room, Chimney breast, Fireplace plinth, Radiator, LVT flooring.

Open Plan Kitchen/Diner
Double glazed window to rear elevation, Double glazed bi-fold doors, Skylight, Wall and base units with worksurfaces above, Kitchen island, Hob, Sink drainer, Integrated oven, Space for American fridge freezer, Integrated dishwasher, Integrated washing machine, Radiator, LVT flooring.

Landing
Doors to rooms, Loft access, Carpet.

Bedroom One
Double glazed bay window to front elevation, Chimney breast, Feature mantle surround. Radiator, Floorboards.

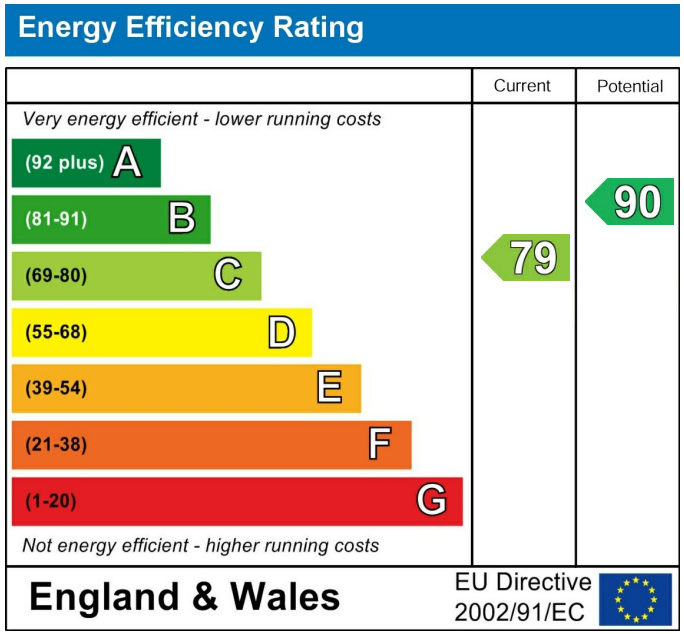
Bedroom Two
Double glazed window to rear elevation, Chimney breast, Radiator, Laminate flooring.

Bedroom Three
Double glazed window to front elevation, Radiator, Carpet.

Bathroom
Double glazed window to rear elevation, Panelled bath with shower over, Combination unit, Heated towel rail, Tiled flooring.

Rear Garden
Enclosed via fencing and stone walls, Patio area, Laid to lawn, Flower borders with bushes and shrubs, Side access via gate, Pathway to rear, Garage, Outdoor tap, Outdoor stone pizza oven.

Garage
Double glazed windows to front elevation, Entrance door to front elevation, Up and over door to rear elevation, Access via lane, EV charging point.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.


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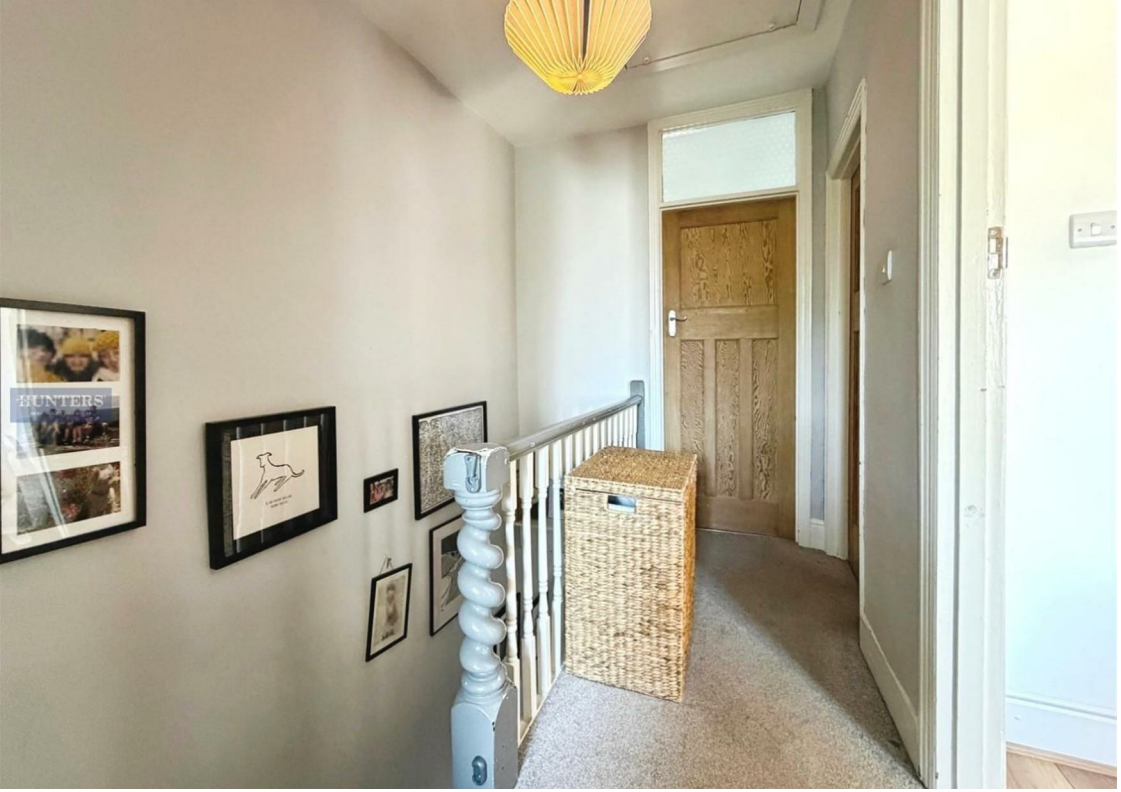

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Allie
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