



48 Hillyfield Road, Bristol, BS13 7QF

HUNTERS[®]
EXCLUSIVE

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£425,000

Nestled in the desirable area of Headley Park, Hillyfield Road presents an exquisite opportunity to acquire an extended three-bedroom semi-detached house, designed with elegance and finished to a high standard. This charming property boasts a spacious open-plan 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 downstairs W/C, enhancing practicality for everyday living. The integral garage provides ample storage or parking options, while the driveway offers additional off-street 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 choice for families and professionals alike. This property not only offers a comfortable and stylish home but also the chance to enjoy a vibrant neighbourhood.

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

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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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.













