



HUNTERS[®]
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22 Kings Walk, Bristol, BS13 8AX

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£390,000

An attractive and well-appointed three-bedroom semi-detached residence, ideally positioned within a highly sought-after residential area and offering excellent access to transport links, making it perfectly suited to modern family and professional living.

The property is approached via a private driveway leading to a garage, providing secure parking and useful storage. Internally, the home offers a thoughtfully arranged layout with a strong sense of space and flow. The principal living accommodation is complemented by a bright and spacious conservatory, creating an additional reception area that enjoys pleasant views over the rear garden and provides an ideal setting for both everyday living and entertaining.

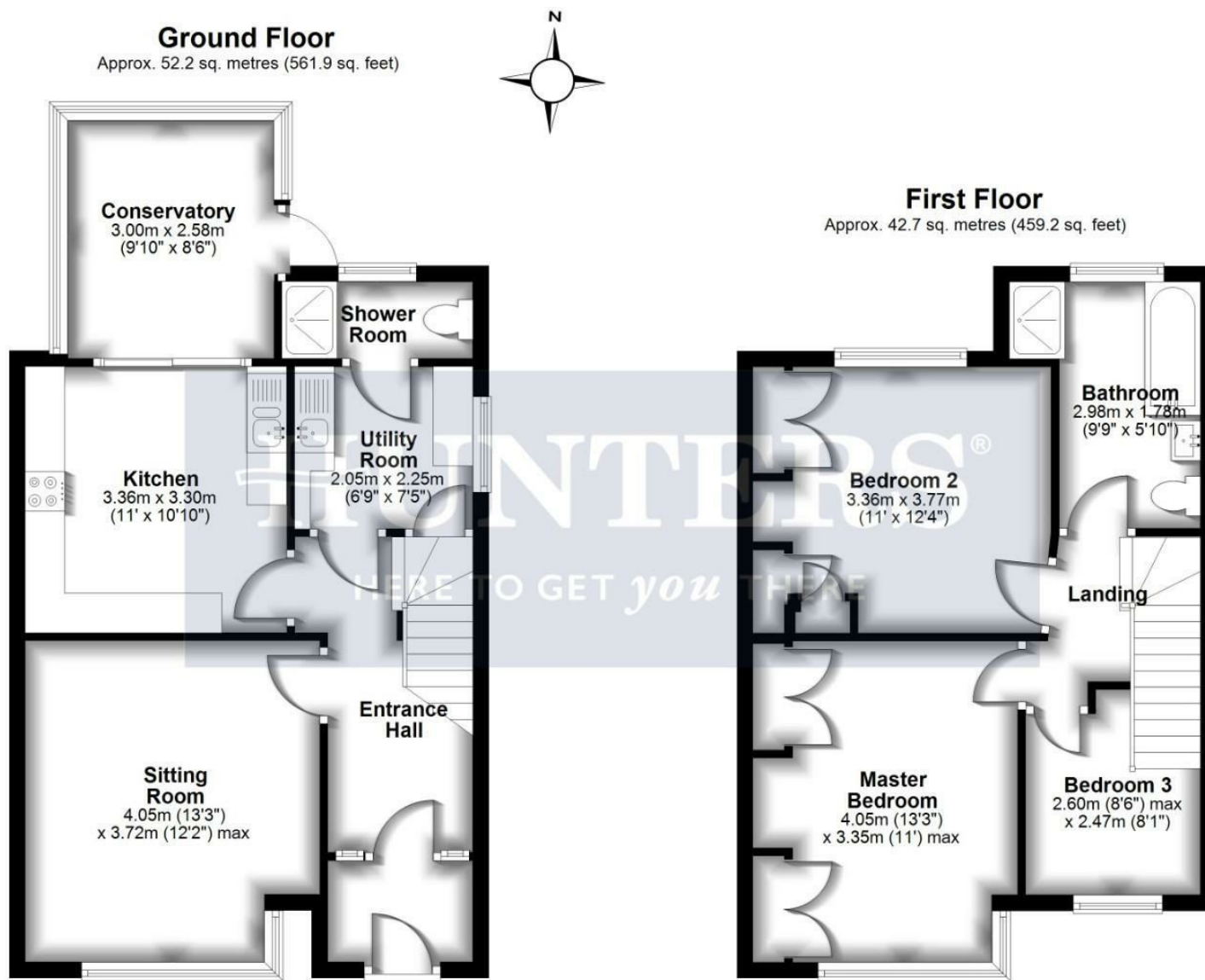
To the rear, the beautifully landscaped garden enjoys an open aspect, offering a rare sense of privacy. Designed for low maintenance while maximising enjoyment, the garden provides an excellent outdoor space for dining, relaxation and family use.

Further enhancing the practicality of the home is a separate utility room, discreetly positioned to support day-to-day living, along with the added luxury of a ground floor shower room, ideal for guests, busy households or multi-generational living.

To the first floor, the property offers three well-proportioned bedrooms, all served by a family bathroom. The accommodation is well balanced and versatile, allowing for home working, guest accommodation or growing family needs.

Set within an attractive and established location, this property combines comfort, functionality and convenience, making it an excellent opportunity for buyers seeking a quality home in a desirable and well-connected area.

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Total area: approx. 94.9 sq. metres (1021.1 sq. feet)

| 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 | | |
| | | 86 |
| | 65 | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

| 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 | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
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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.







