

HENGROVE ROAD!! A charming Victorian family home located on the desirable Hengrove Road in Knowle. The property has been well maintained by the current owners and retains many of its original period features including stripped doors, fireplaces and dressers. The accommodation comprises an entrance vestibule with original tiled floor, a welcoming hallway with a W/C under the stairs, a bay fronted sitting room with stripped floorboards and a working fireplace, a separate dining room with the original dresser, fitted kitchen with an integrated hob and oven and a sunroom/breakfast room with French doors which leads out onto the raised decked patio. Upstairs, there are three DOUBLE bedrooms, all with period fireplaces and two of which have built in storage and a white family bathroom suite. Outside, there is a low level wall enclosing the front garden and a pretty rear garden which has a decked patio with steps down to the lawn where there is a further paved patio area at the bottom and gated pedestrian rear access. This property is conveniently located within a 25 minute walk of Temple Meads Station, local shops, cafes, bars, bus routes and local parks making this the perfect home for the growing family.

- 3D VIRTUAL TOUR
- Three DOUBLE Bedrooms
- Separate Dining Room
- Sunroom / Breakfast Room
- Enclosed Rear Garden
- Victorian Terrace
- Bay Fronted Sitting Room
- Fitted Kitchen
- Upstairs Bathroom
- Energy Rating - D

SITTING ROOM 15'07 bay x 13'01 max (4.75m bay x 3.99m max)

DINING ROOM 16'09 max 11'05 (5.11m max 3.48m)

KITCHEN 15'04 x 9'09 (4.67m x 2.97m)

SUNROOM / BREAKFAST ROOM 10'3" x 9'10" (3.12m x 3.00m)

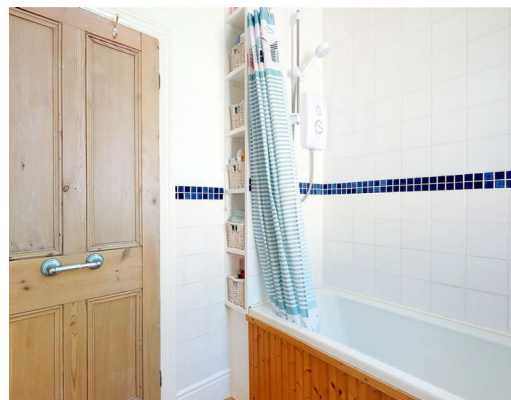
BEDROOM ONE 15'10 max x 15'02 bay (4.83m max x 4.62m bay)

BEDROOM TWO 13'05 x 11'02 max (4.09m x 3.40m max)

BEDROOM THREE 10'03 x 9'09 (3.12m x 2.97m)

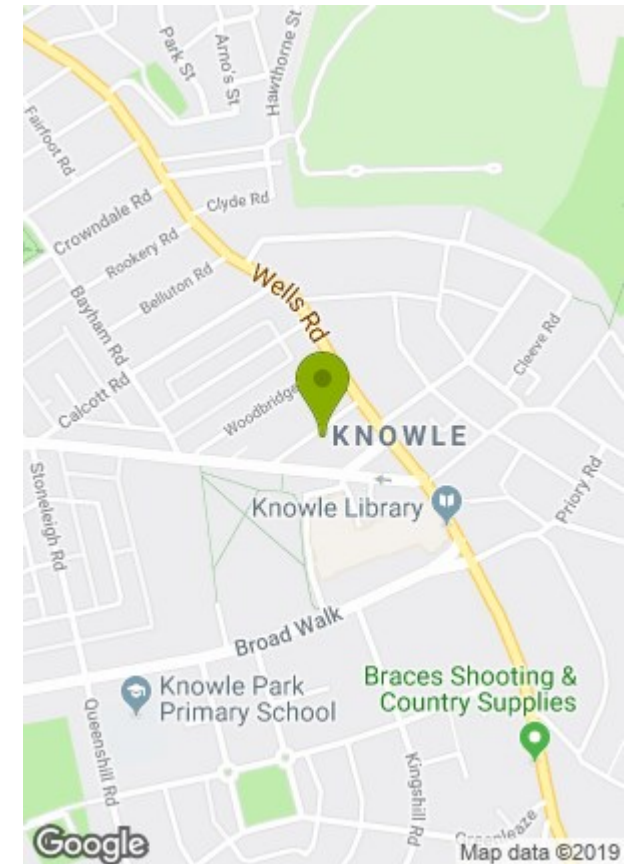
BATHROOM 6'05 x 6'02 (1.96m x 1.88m)







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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	59	64
(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	53	57
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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