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Broadleas, Headley

£340,000

A three bedroom family home situated in a quiet road in the sought after Headley Park location. The property is conveniently located just a short walk from Headley Park school, local amenities and a vast array of open green spaces, making the property ideal for a family. The property comprises in brief a living/dining room, sitting room, kitchen, three bedrooms and bathroom. Further benefits include off street parking, enclosed rear garden with outbuilding and NO CHAIN. Call today to book a viewing!

Entrance Hall
Access to the property through the front door into the entrance porch. Access to the living room and sitting room.

Sitting Room
14'1" x 11'6"
Leading from entrance hall into the sitting room. Double glazed window to the front. Two storage cupboards.

Living / Dining Room
22'1" x 12'5"
Leading from the entrance hall into the living/dining room. Double glazed window to the front and rear. Fireplace. Stairs leading from the ground floor to the first floor. Access to the kitchen.

Kitchen
10'6" x 8'2"
Leading from the living/dining room into the kitchen. Double glazed window to the rear. Stainless steel sink with drainer. Space for cooker, dishwasher, washing machine, fridge and freezer. Door leading to rear garden. Matching wall and base units.

Landing
Stairs leading from the ground floor to the first floor. Access to the bathroom and all three bedrooms. Double glazed window to the side.

Bedroom One
13'10" x 10'0"
Leading from the landing into bedroom one. Double glazed window to the front. Built in wardrobes.

Bedroom Two
10'9" x 10'7"
Leading from the landing into bedroom two. Double glazed window to the front. Built in wardrobe.

Bedroom Three
10'0" x 7'11"
Leading from the landing into bedroom three. Double glazed window to the rear. Built in wardrobe.

Shower Room
8'2" x 5'6"
Leading from the landing into the shower room. Obscured double glazed window to the rear. The shower room consists of a W/C, wash basin and walk in shower unit.

Front Garden
Access to the property via the driveway. Off street parking. Access to front door. Lawn area. Enclosed by low-level wall and fences. Side gate with access to rear garden.

Rear Garden
Access to rear garden via the side gate or kitchen. Patio and decking area. Access to outbuilding. Enclosed by fences.

Outbuilding
24'7" x 11'0"
Access to the outbuilding via the rear garden. Power and electric. Workshop area.

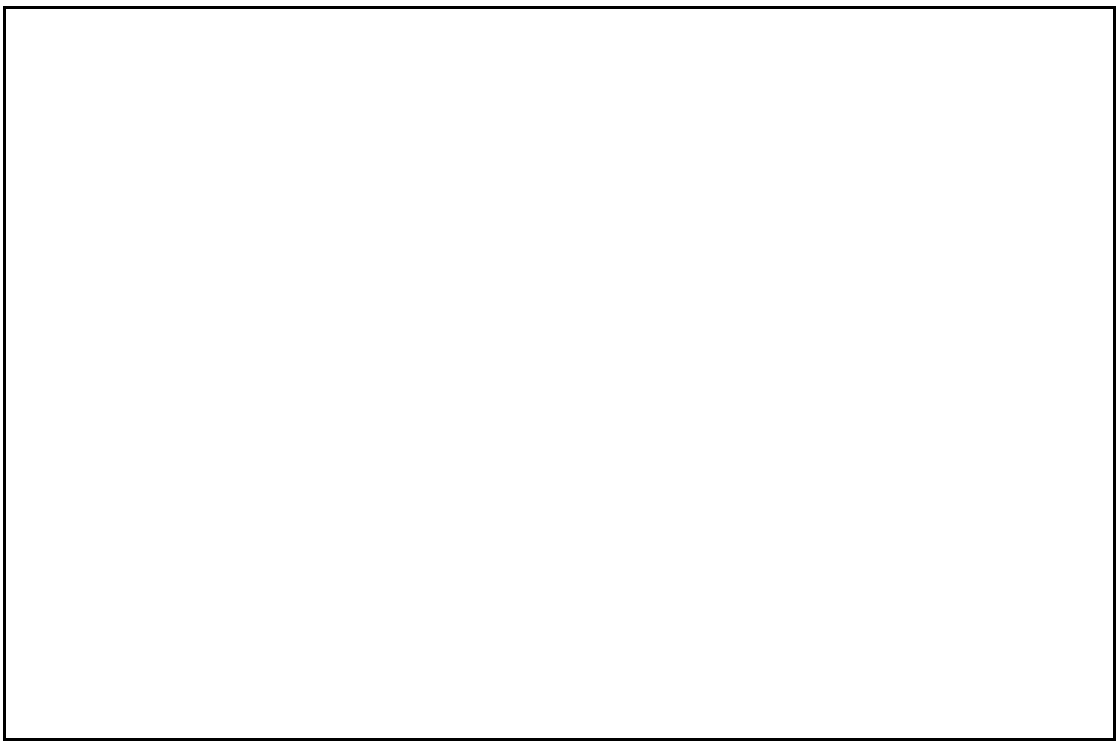


KEY FEATURES

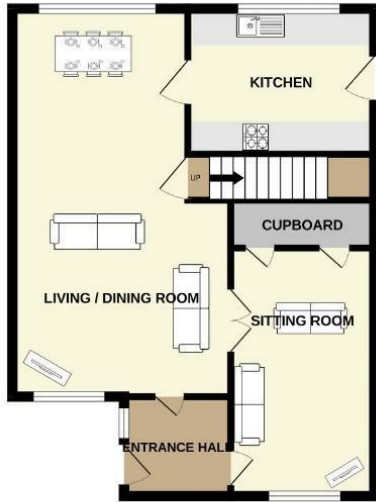
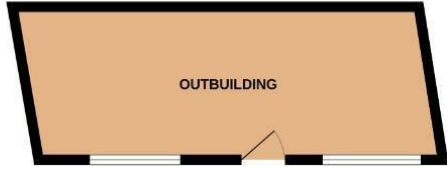
- Semi-Detached
- Off Street Parking
 - Garage
- Three Bedrooms
- Enclosed Rear Garden With Large Outbuilding
 - No Chain
- Local Schools & Amenities Nearby
 - Popular Headley Park Area
 - Family Home
- Call Today To View!



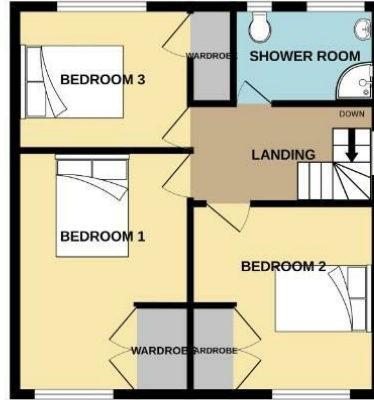




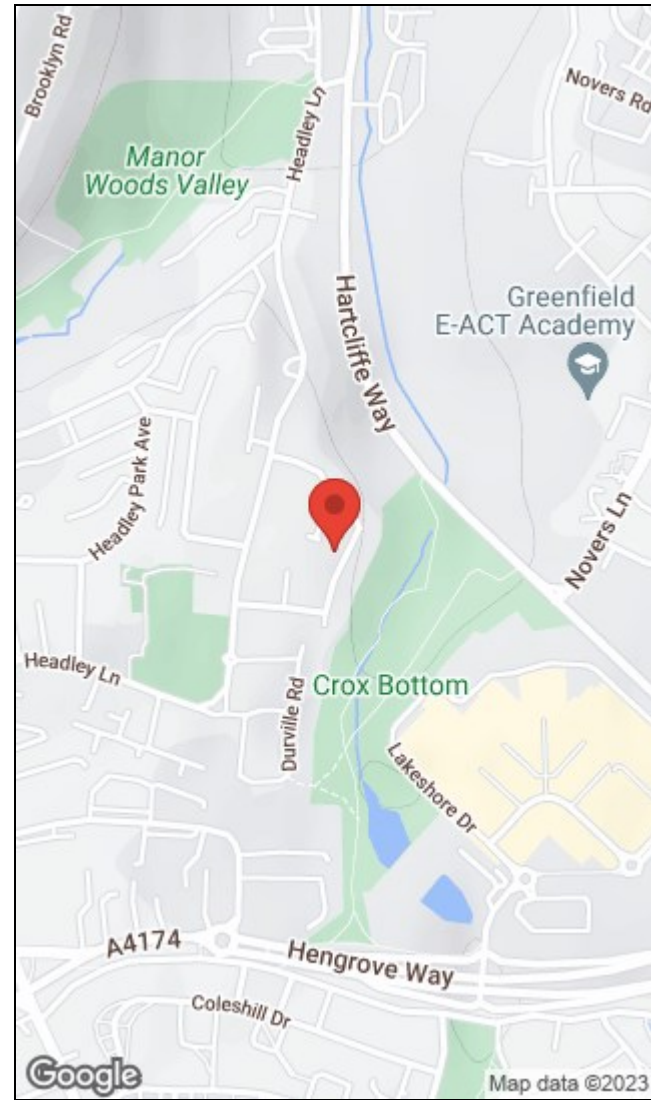
GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1198 sq.ft. (111.3 sq.m.) approx.
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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		85
	72	
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		
EU Directive 2002/91/EC		
England & Wales		

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