

# HUNTERS<sup>®</sup>

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## Hayward Road

Staple Hill, Bristol, BS16 4NZ

£375,000



Council Tax: C



# 46 Hayward Road

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£375,000



## DESCRIPTION

This attractive bay-fronted family home is situated in a sought-after residential area of Staple Hill, offering a fantastic corner plot position.

The property is conveniently located for local amenities and is a short walk from the bustling High Street with its array of independent shops, cafes and excellent transport links, along with many good schools within close proximity. The award-winning Page Park is a short walk away with its many recreational facilities and lovely Sensory garden. The well-presented accommodation comprises, to the ground floor: porch, entrance hall, lounge/diner, kitchen/breakfast room with built-in oven & hob and an integrated dishwasher and fridge.

To the first floor can be found 2 double and 1 single bedroom all with built-in bedroom furniture, and a bathroom with over-bath shower.

Externally there is a well-tended corner plot rear garden which is laid to lawn with large patio, a 28ft tandem garage with up and over door to front and rear, driveway and a car port providing ample off-street parking space.

An internal viewing is highly recommended to fully appreciate all this lovely home has to offer.

## ENTRANCE PORCH

Access via opaque aluminium double doors, tiled floor, hardwood opaque glazed door with matching side window panels to hallway.

## HALLWAY

Double radiator, under stairs storage housing gas and electric meters and alarm control panel. stairs rising to first floor accommodation, doors leading to lounge/diner and kitchen.

## LOUNGE/DINER

## DINING AREA

13'3" x 11'11" (4.04m x 3.63m)

UPVC double glazed bay window to front, double radiator, archway leading through to lounge.

## LOUNGE

11'6" x 11'5" (3.51m x 3.48m)

Double radiator, TV point, UPVC double glazed French doors with matching side windows leading out to rear garden.

## KITCHEN/BREAKFAST ROOM

14'7" x 7'1" (4.45m x 2.16m)

UPVC double glazed window to rear, range of fitted wall and base units, laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, tiled splash backs, matching breakfast bar, built-in electric double oven and gas hob, extractor fan hood, integrated dishwasher, integrated fridge, space for under counter fridge and washing machine, double radiator, opaque UPVC double glazed door leading out to rear garden.

## FIRST FLOOR ACCOMMODATION:

## LANDING

Spindled balustrade, loft hatch. doors leading to bedrooms & bathroom.

## BEDROOM ONE

11'0" x 10'11" (3.35m x 3.33m)

UPVC double glazed window to front, radiator, fitted wardrobes with mirror-fronted wardrobes.

## BEDROOM TWO

10'6" x 9'11" (3.20m x 3.02m)

UPVC double glazed window to rear, radiator, range

of fitted wardrobes with matching built in desk, airing cupboard housing Vaillant combination boiler.

### BEDROOM THREE

8'0" x 7'5" (2.44m x 2.26m)

UPVC double glazed window to front, fitted wardrobes with matching desk.

### BATHROOM

Opaque UPVC double glazed window to rear, suite comprising: twin gripped panelled bath with Mira mains controlled shower over, pedestal wash hand basin and close coupled W.C, tiled walls, radiator.

### OUTSIDE:

#### REAR GARDEN

Good size corner plot laid mainly to lawn with large patio area, plant and shrub borders, security light, door access to carport, hardstanding space, enclosed by boundary fencing.

#### FRONT GARDEN

Laid to lawn with plant/shrub border, enclosed by boundary wall.

### DRIVEWAY

Access via double gates providing off street parking space.

### GARAGE

28'3" x 9'4" (max) (8.61m x 2.84m (max))

Tandem garage with up and over doors to front and rear, power and light.

### CARPORT

Gated access to under cover parking space.

### ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



## Road Map



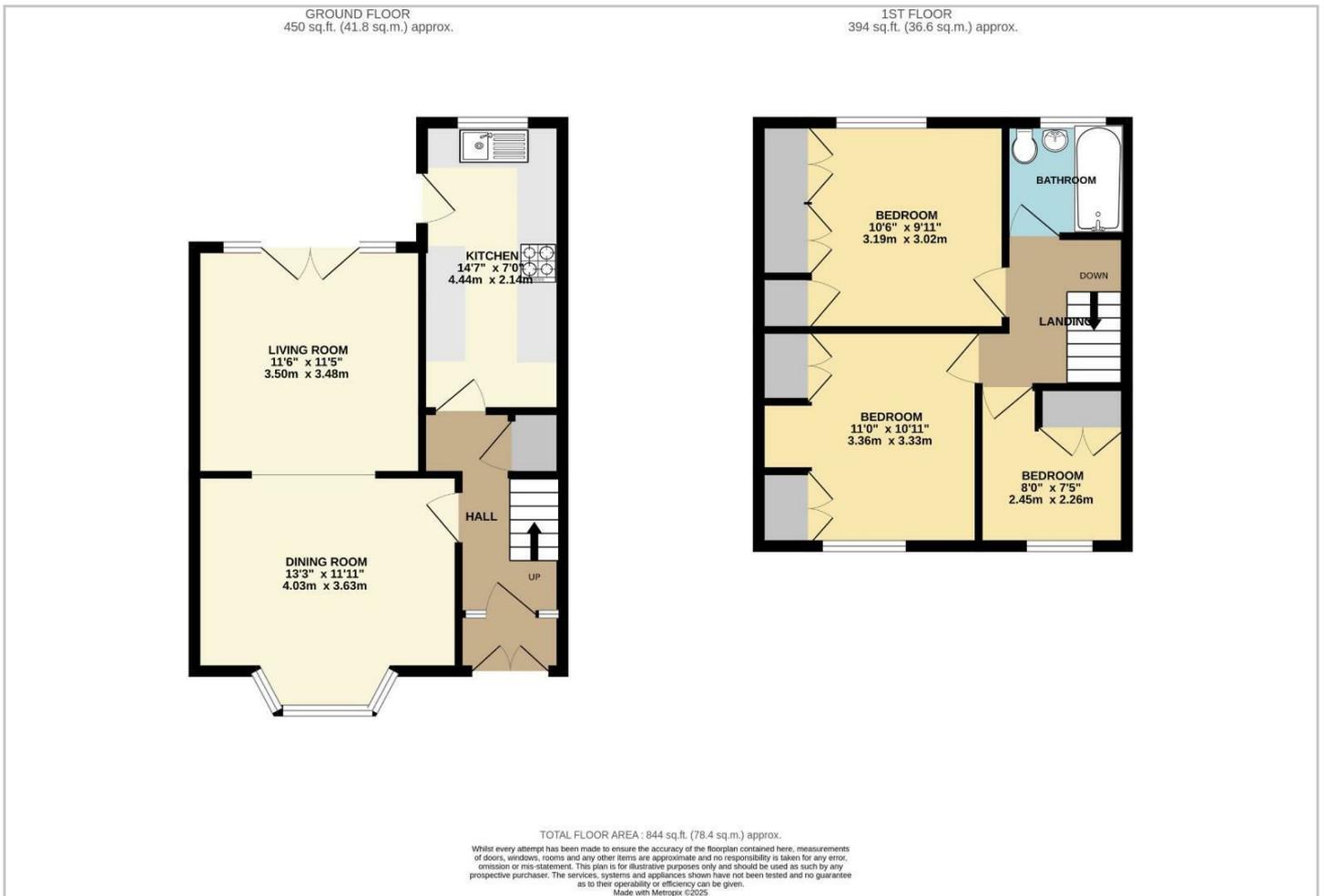
## Hybrid Map



## Terrain Map



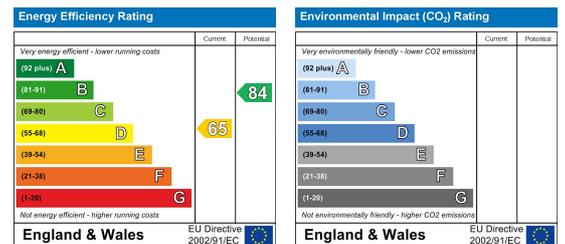
## Floor Plan



## Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.