



**Harrington Road, Bristol**  
BS14 8JR

**£400,000**



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# Harrington Road, Bristol

## DESCRIPTION

This three-bedroom semi-detached house is for sale in a sought-after area of Bristol, close to Stockwood Nature Reserve and a range of local amenities.

The ground floor comprises a welcoming hallway with a handy ground floor W/C, leading to a light and airy front lounge with access through to a large kitchen/diner. The kitchen benefits from good natural light and offers access to the garage, a sun room and a door to the rear garden. The sun room features patio doors opening directly onto the enclosed rear garden, which enjoys a private outlook and backs onto Stockwood Nature Reserve. The property has been extended to the front, side and rear, and also offers off-street parking and a garage.

Upstairs are three bedrooms, including two doubles and one single, together with a family bathroom.

The location provides convenient access to local schools, shops and everyday services, with further facilities available in nearby Brislington and central Bristol. Stockwood Nature Reserve and surrounding green spaces offer walking routes and outdoor leisure opportunities close by.

Public transport links include local bus services into Bristol city centre and surrounding areas. Bristol Temple Meads station, accessible by bus or car, provides rail connections to Bath (around 15 minutes), Cardiff (around 50 minutes) and London Paddington (from approximately 1 hour 40 minutes). Road links via the A37 and A4 connect to the city centre and wider regional network.

This property is particularly suited to families seeking a well-located home with direct access to green space and practical living accommodation. Call the office today to arrange a viewing appointment!

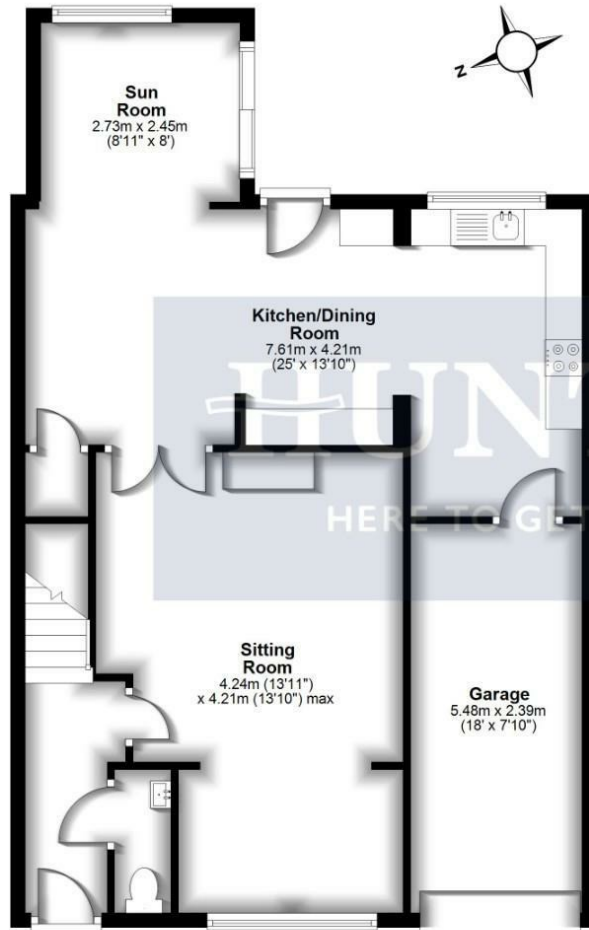






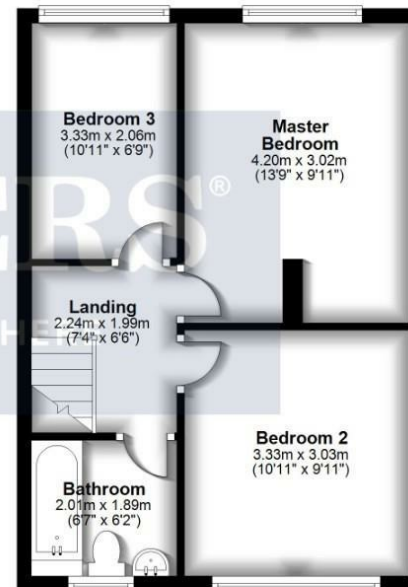
### Ground Floor

Approx. 80.4 sq. metres (865.2 sq. feet)



### First Floor

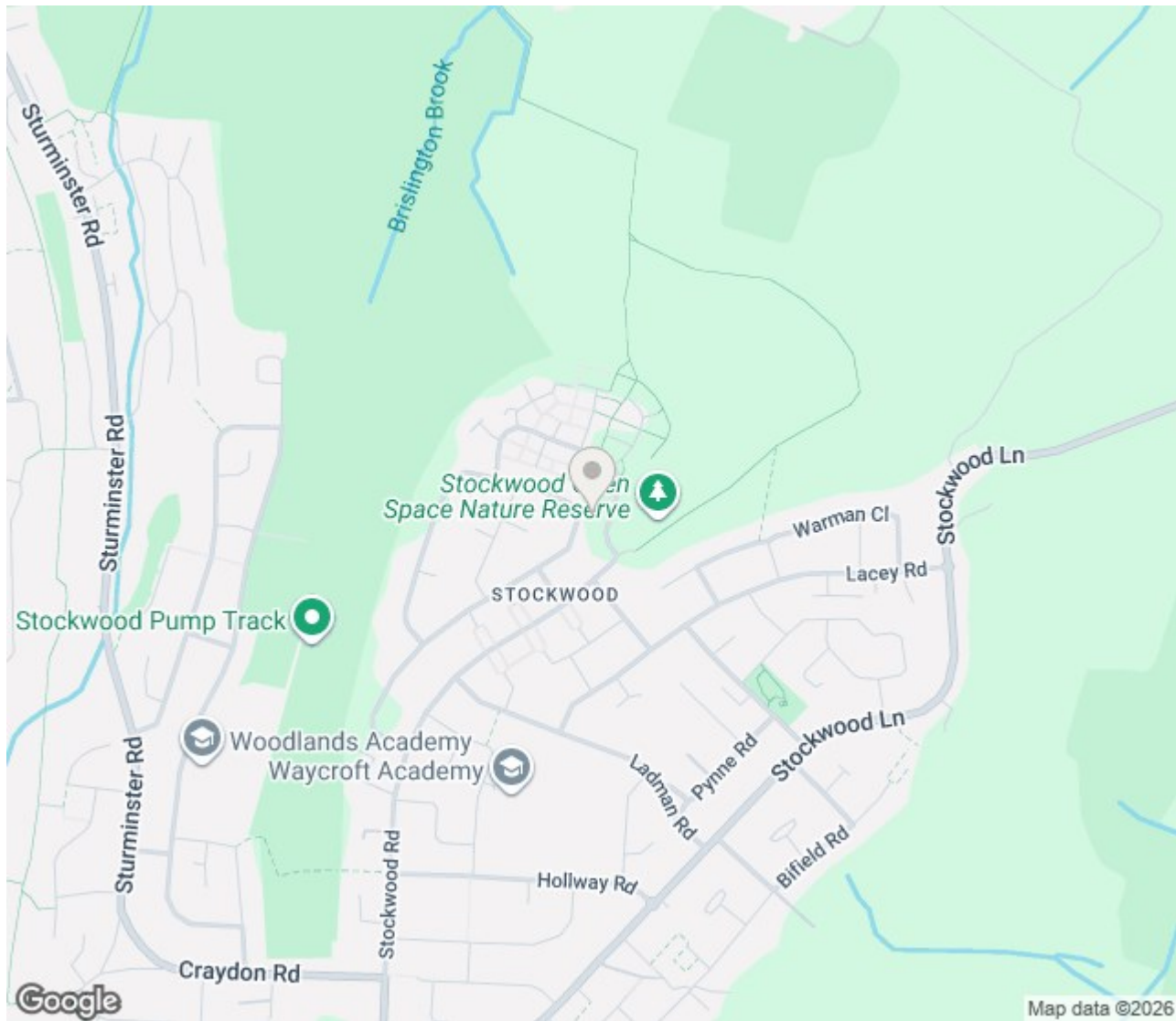
Approx. 39.4 sq. metres (423.6 sq. feet)




Total area: approx. 119.7 sq. metres (1288.7 sq. feet)







# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## 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.

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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.