



HUNTERS[®]
HERE TO GET *you* THERE

10 Johnsons Road, Whitehall, Bristol, BS5 9AT

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£450,000

****SOUGHT-AFTER WHITEHALL LOCATION!!**** This much-loved family home sits proudly on the border of Whitehall and Easton, offering generous living space across three well-designed floors. With three spacious double bedrooms, including a bright and airy loft room with en-suite and dormer window boasting rooftop views, this home ticks all the boxes.

Downstairs, you'll find two welcoming reception rooms, a long kitchen-diner perfect for entertaining, and direct access to a sunny, east-facing garden, ideal for morning coffees or evening relaxation. The ground floor also features a handy utility room and WC, while the first floor hosts a large four-piece family bathroom.

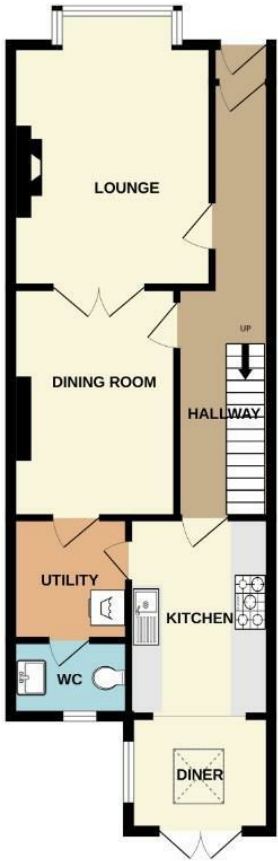
Beautifully maintained throughout, the property offers a move-in-ready feel while still providing scope to add your own personal touches.

Don't miss out, get in touch to arrange your viewing today!

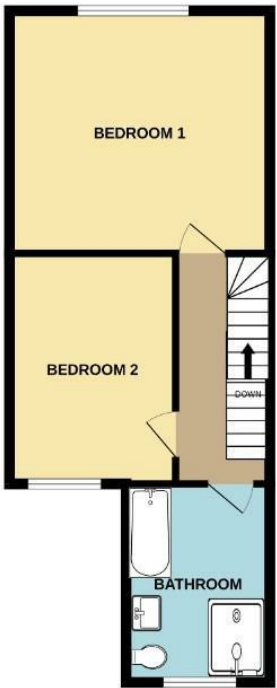
- Sought After Location
- Whitehall Easton Borders
- Three Floors
- Three Double Bedrooms
- Huge First Floor Family Bathroom
- En-suite to Loft Room
- Sunny South East Facing Garden
- Utility & WC
- Two Reception Rooms
- Long Kitchen Diner

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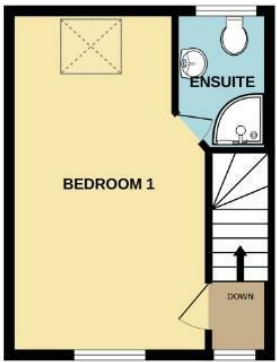
GROUND FLOOR



1ST FLOOR

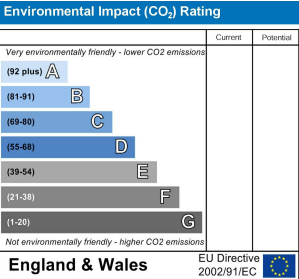
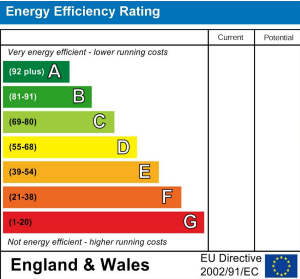


2ND FLOOR



3 BED MID TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FRONT DOOR

Front garden with bin and bike space, gate, wall and railings, wood door opening into internal porch with lovely original cornice, glass and wood door opening into

ENTRANCE HALL

Cupboard housing electric meter, radiator, stairs to first floor, under stairs storage cupboards and doors to...

LOUNGE

11'1" x 10'4"
Double glazed bay window to front, radiator, down lights, cast iron fireplace with wood mantel piece, double wood and glass doors opening into

DINING ROOM

11'7" x 8'1"
Radiator, downlights. wood and glass door and step down into

UTILITY

6'2" x 4'10"
Tiled flooring, space and power for washing machine and tumble dryer, Velux window, door into

WC

4'11" x 3'1"
Obscure glazed window to rear, wc, wash hand basin, tiled flooring, radiator

KITCHEN DINER

21'11" x 6'7"
Wall and base units with work surface over, space for range over, fridge freezer and two other appliances under counter, wall mounted Vaillant boiler for heating, opening into dining area with radiator and space for table and chairs, double glazed windows to side and large Velux over. patio doors to rear garden

STAIRS

Leading to first floor landing with carpet, stairs to loft room and doors to

BATHROOM

12'11" x 7'2"
Fully tiled. Four piece suite with large walk in shower cubicle with new shower head and glass screens, wc, large wash hand basin and separate bath, towel radiator, obscure glazed windows to side and rear, space for furniture

BEDROOM THREE

11'8" x 7'3"
Double bedroom. Double glazed window to rear, radiator, laminate flooring

BEDROOM TWO

13'5" x 11'0"
Original master bedroom. Double glazed window to front, radiator, exposed wood flooring

STAIRS

Leading to second floor landing with double glazed window to rear and door into

BEDROOM ONE/LOFT ROOM


17'4" x 9'5" into eaves
Two storage cupboards in the eaves, laminate flooring, radiator, Velux window to front, double glazed window to rear in the dormer overlooking rooftops, door to

EN-SIUTE

7'8" x 4'9"
Corner shower cubicle with waterproof wall panels, radiator, wash hand basin with vanity unit beneath, wc, storage cupboard in the eaves, Velux window

GARDEN

South East facing sunny garden with large palm tree, lawn, patio seating area and storage space to the side return, gate giving access to rear lane that is locked both ends for residents use only

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		
England & Wales	EU Directive 2002/91/EC	

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.









