



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

34 Southfield Avenue, Kingswood, Bristol, BS15 4BJ

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## Offers In Excess Of £325,000

Spacious Family Home with Large West-Facing Garden & Double Garage!!

Tucked away on a peaceful and sought-after street, this beautifully maintained home offers the perfect blend of space, comfort, and convenience, ideal for growing families. Just a short stroll from local high street shops and with easy access to the Bristol-Bath ring road and well-regarded schools, this is a location that truly delivers.

Step inside to discover a bright and airy open-plan lounge and dining area, perfect for both relaxed family time and entertaining. Patio doors open directly onto a generous, sun-soaked west-facing garden, ideal for summer gatherings and children's play. The well-sized kitchen provides ample room for family cooking and future extensions.

Upstairs, you'll find three generously proportioned bedrooms, along with a bathroom and a separate WC offering both practicality and comfort. The double garage and driveway offer plenty of parking and storage, while the potential to extend or personalise further makes this a home that can grow with your family.

Homes like this are great investments - get in touch today to arrange a viewing and imagine the lifestyle on offer.

- Double Garage!
- Large West Facing Sunny Garden
- 100 Square Meters - EPC B!
- Quiet Road with Easy Ring Road Access
- Walking Distance to High Street Shops
- Good Condition Throughout
- Very Well Loved & Maintained
- Potential to Extend
- Solar Panels
- Wood Burner in the Lounge

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GROUND FLOOR  
784 sq.ft. (72.9 sq.m.) approx.



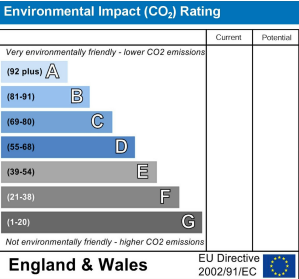
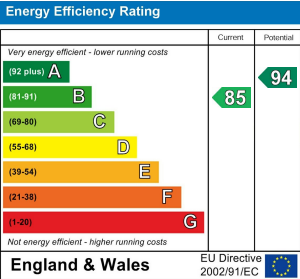
1ST FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



3 BED MID TERRACE

TOTAL FLOOR AREA : 1321 sq.ft. (122.8 sq.m.) approx.

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/PORCH**

1'8" x 8'0"

**ENTRANCE HALL**

14'9" x 6'0"

**LOUNGE DINER**

25'1" x 10'9"

**KITCHEN**

17'10" x 9'3"

**LANDING**

11'8" x 5'10"

**STAIRS**

**W/C**

2'11" x 6'3"

**BATHROOM**

5'10" x 9'3"

**BEDROOM ONE**

10'11" 4'0" x 8'5"

**BEDROOM TWO**

11'3" x 10'5"

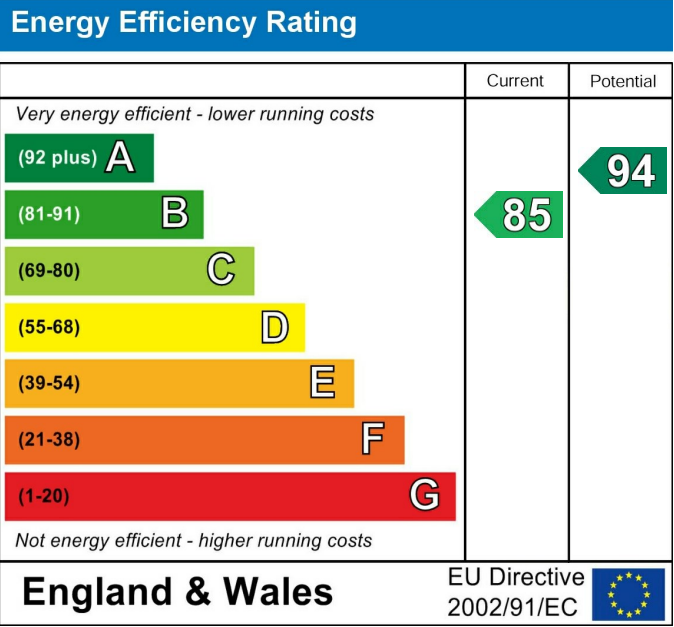
**BEDROOM THREE**

8'0" x 8'0"

**GARDEN**

**DOUBLE GARAGE**

17'10" x 15'5"



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.

















